



4 Bond Street

Strichley, Birmingham, B30 2LA

Offers In The Region Of £275,000



LOVELY PERIOD END TERRACE WITH WALLED GARDEN! This is a delightful, two bedroom end-terrace period home in the heart of vibrant Stirchley! You are perfectly placed for all the area has to offer including all of the local independent shops, restaurants, breweries as well as great commuter links with Bournville train station only being a short walk away and you can also wander into nearby Bournville with its historic village green as well the much in-demand local schools. The house itself offers a clean and bright blank canvas ready to move into with the accommodation offering; fore garden, front dining room and extended porch area, rear living room, fitted kitchen and a pleasant rear garden with outbuildings. To the first floor there are two good bedrooms and a super spacious re-fitted contemporary bathroom. To book your viewing please call our Bournville sales team! Tax Band A and EPC Rating D.



Approach

This well presented end of terrace two bedroom property is approached via a front wooden opening gate with low level brick walling with a low maintenance block paved front garden leading to composite double glazed front entry door opening into:

Front reception Room

11'11" x 12'9" (3.64 x 3.89)

With cornice to ceiling, decorative picture rail, central heating radiator, double glazed bay window to the front aspect, in-built meter cupboards and interior door opening into:

Rear Reception Room

12'9" x 11'9" (3.9 x 3.6)

With double doors opening into under stairs storage area, double glazed window to the rear aspect, cornice to ceiling, three wall mounted light points, ceiling light point, recessed to chimney breast with facility for log burner effect stove with floating beam mantle piece, door opening to stairs to the first floor landing and interior door opening into:

Kitchen

12'11" x 6'10" (3.95 x 2.1)

With a grey selection of wall and base units with roll edge work surface, space / facility for gas cooker with in-built extractor over, further space

facility for fridge freezer and washing machine, stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, frosted double glazed exterior door giving access to the side return, tiled floor covering, ceiling light point, in-built larder cupboard also housing Vaillant combination boiler and contemporary wall mounted radiator.

Rear Garden

With blue engineering brick side return leading to two out buildings providing outside storage, shared access point and main garden area being laid mainly with mature lawn with decorative flowerbeds to all borders and being finished with panel fencing.

First Floor Accommodation

From rear reception room stairs give rise to the first floor landing with two ceiling light points, loft access point and interior door opens into:

Bedroom One

11'11" x 10'11" (3.65 x 3.34)

With over stairs storage cupboard, in-built shelving to alcoves, two double glazed windows to the front aspect, central heating radiator and ceiling light point.

Bedroom Two

12'11" x 8'9" (3.95 x 2.67)

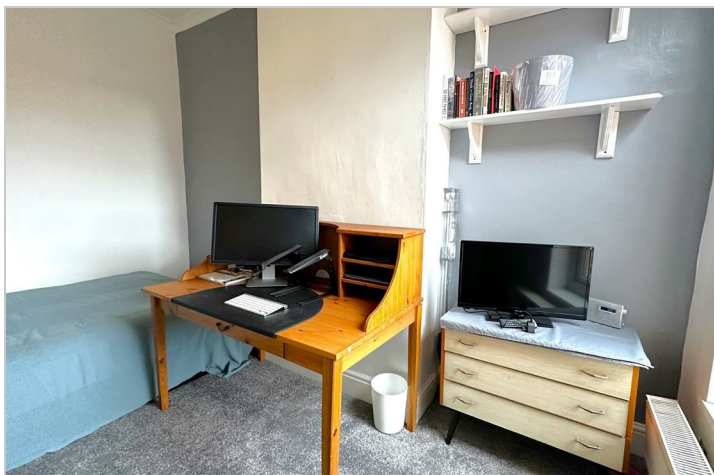
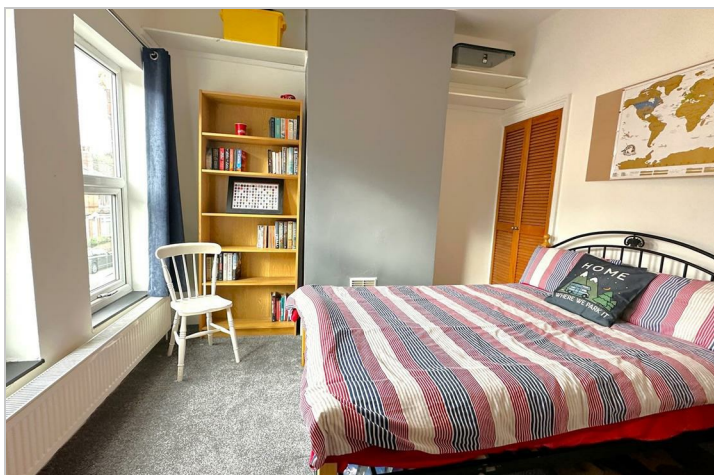
With double glazed window to the rear aspect, ceiling light point and low level central heating radiator.

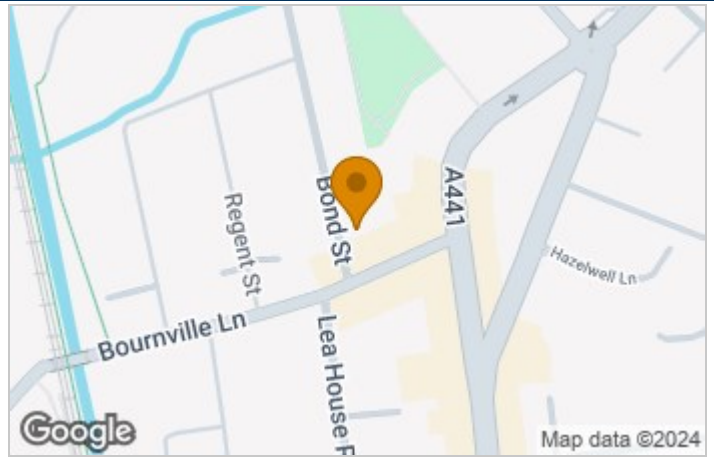
Bathroom

12'8" x 6'5" (3.88 x 1.98)

With internal door and step into modern bathroom with contemporary wall mounted column radiator, panel bath with mains power shower over and hot and cold mixer tap, wash hand basin on pedestal

with hot and cold mixer tap, low flush push button WC, frosted double glazed window to the side and rear respectively, ceiling light point, fully tiled to all splash backs and floor.





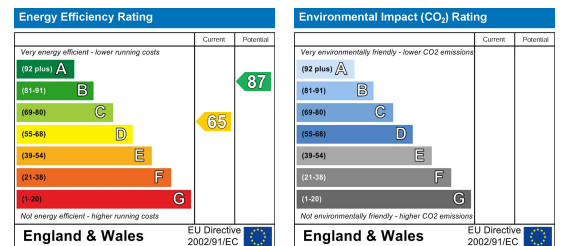
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.