



24 Plymouth Road

Stirchley, Birmingham, B30 2PD

Offers In The Region Of £265,000



TWO BED EXTENDED SEMI-DETACHED! GREAT LOCATION! In the heart of Stirchley is this well presented, extended, two bedroom semi-detached home which is perfectly placed for all the area has to offer including Stirchley's vibrant high street with all of its all well documented independent restaurants, breweries and shops alongside only being a short stroll to the River Rea and parks, alongside great commuter links via nearby Bournville train station and also the soon to be open Kings Heath train station. The property itself offers the following; excellent driveway, fully open-plan living space with the living room having a bay window, superb open-plan dining room to the garden and a separate fitted kitchen and a landscaped rear garden. To the first floor there two double bedrooms and a modern shower room. To book your viewing please call our Bournville sales team!



Approach

This nicely presented and extended semi detached property is approached via a great sized block paved driveway providing off street parking for multi vehicles leading to a composite front entry door opening into:

Open Plan Kitchen/Living and Dining Area

27'6" into bay x 15'10" max x 12'3" min (8.4 into bay x 4.85 max x 3.75 min)

Dining area with laminate wood effect flooring, re-fitted open plan staircase to first floor, drop down ceiling light point, double glazed sliding patio doors giving views and access to the rear garden, central heating radiator and open walkway to living area. With double glazed bay window to the front aspect, wall mounted light point, inset fire to chimney breast, continued laminate wood effect floor covering, in-built shelving to alcoves, central heating radiator to bay, in-built meter cupboards and open walkway from the dining / entrance area into;

Kitchen

9'10" x 7'10" (3 x 2.4)

With a selection of grey fronted wall and base units with roll edge work surface, inset stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, space facility for washing machine, in-built Zanussi double oven with

electric four ring burner hob and stainless steel extractor above, exposed brick work, tiled floor covering, ceiling light point, wall mounted shelving units, space for fridge freezer, tiling to splash backs and central heating radiator.

First Floor Accommodation

From the open plan staircase stairs gives rise to the first floor landing with ceiling light point, loft access point and doors opening into:

Bedroom One

10'2" x 10'9" to recess (3.12 x 3.3 to recess)

With ceiling light point, central heating radiator, in-built boiler cupboard housing Worcester Bosch combination boiler and double glazed window to the front aspect.

Bedroom Two

9'1" x 12'4" (2.77 x 3.76)

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

Re-Fitted Shower Room

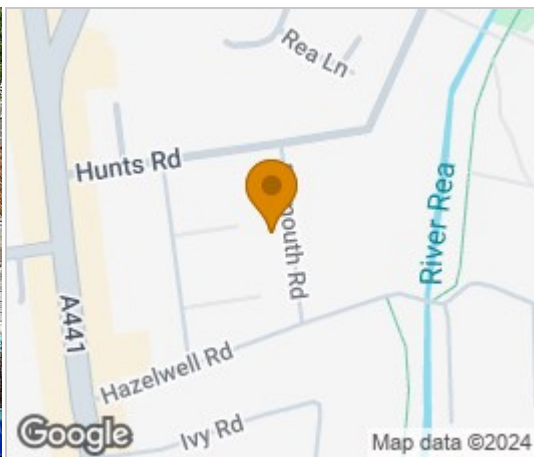
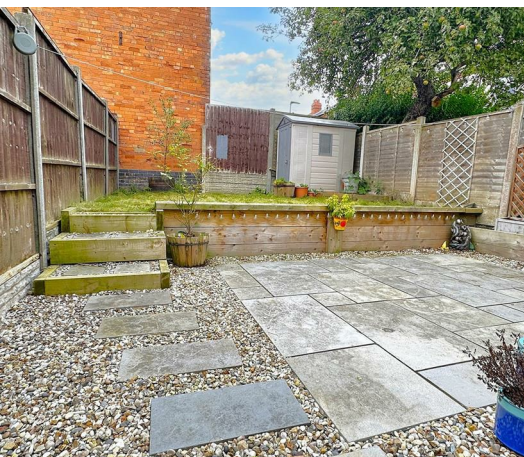
7'4" max 5'2" (2.24 max 1.58)

With corner entry shower with Mira Sport electric shower over, push button low flush WC, wall mounted wash hand basin with hot and cold mixer tap, tiled floor and splash backs, recessed spots to ceiling, frosted double glazed window to the side aspect and wall mounted heated chrome towel rail.

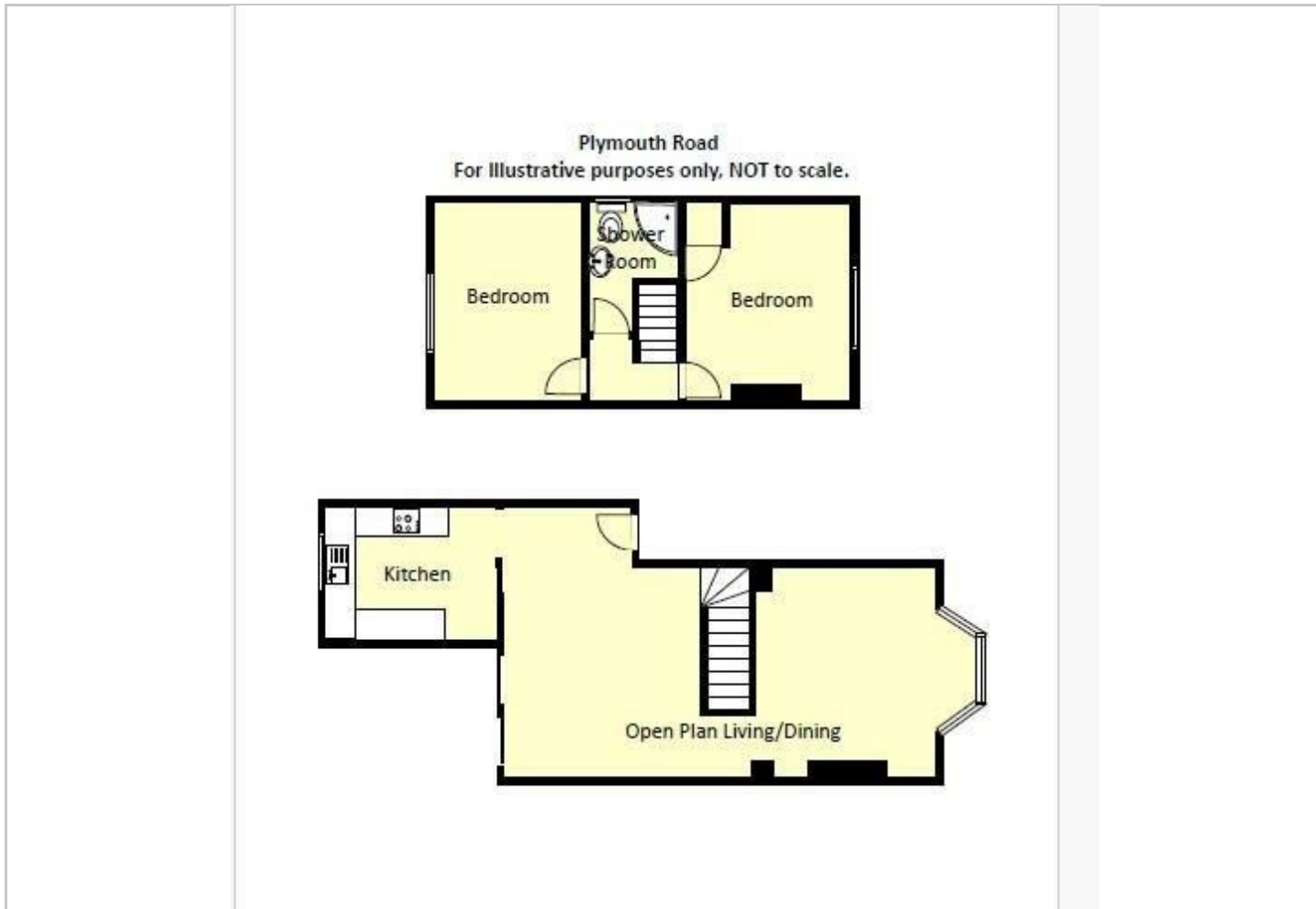
Rear Garden

Rear landscaped garden with an initial patio area with low maintenance stones and path leading to rear patio with outside seating and entertaining area, raised sleeper flowerbeds and side pathway giving access to the front of the property. Further raised sleeper steps lead onto the rear garden area with mainly mature lawn, hard standing for garden shed and being finished with panel fencing to all borders.





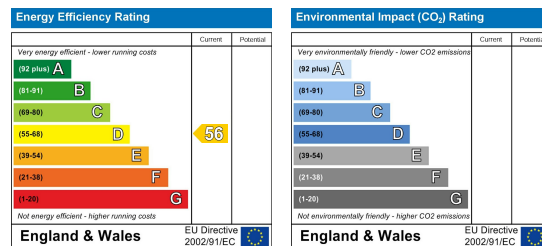
Floor Plan



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.