



## 36 Franklin Road

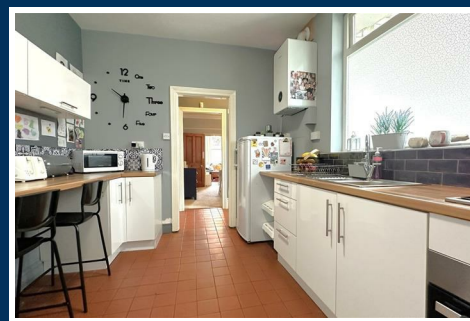
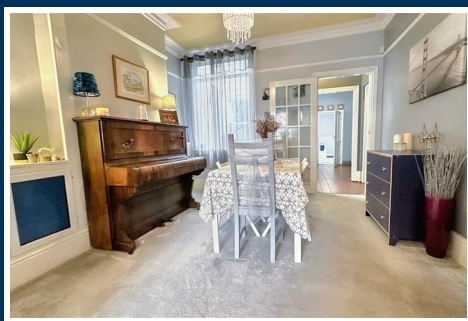
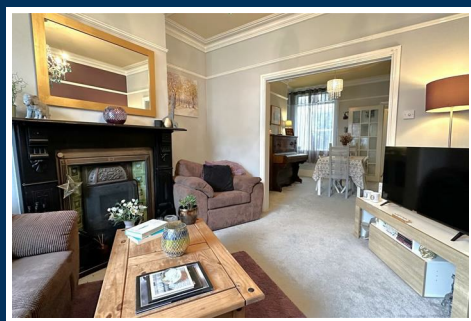
Bournville, Birmingham, B30 2HG

Offers In The Region Of £425,000





**\*A WONDERFUL PERIOD HOME IN PRIME LOCATION!\*** This is an excellent, three bedroom plus loft room period home which is nicely presented throughout with a lovely blend of modern additions whilst still retaining a wealth of period details. You couldn't be better placed for all the area has to offer being only a short walk to Bournville train station with its excellent commuter links and also having Cotteridge park just on the door step. Alongside this you have vibrant Stirchley close by with all its well documented independent businesses, Bournville's historic village green, some excellent local schools and also the amenities offered on Cotteridge high street. The house itself offers the following; fore garden, entrance vestibule, entrance hallway with Minton tile floor, inter-connecting living and dining room with period details and open fire, inner lobby area out to side lean-to / utility, bright and airy kitchen, ground floor bathroom and a mature garden with outbuildings. To the first floor there are two big double bedrooms, further good size single bedroom and a re-fitted shower room. Furthermore a staircase then rises up to the top floor loft room which could be converted to add a fourth bedroom. To book your viewing please call our Bournville sales team!



#### Approach

This nicely presented and sizable three bedroom terrace is approached via a low level front wall with low maintenance front fore garden with steps leading up to hardwood front entry door opening into:

#### Entrance Vestibule

With Minton tiled floor covering, dado rail, ceiling light point, cornice to ceiling and glazed hardwood door opening into:

#### Entrance Hall

With further Minton tiled floor covering, ceiling light point with ceiling rose, cornice to ceiling, decorative picture rail, decorative archway with corbels, stairs giving rise to the first floor, central heating radiator and internal doors opening into:

#### Inter Connecting Living/Dining Room

11'5" x 12'1" (3.5 x 3.7)

Dining room with single glazed window into side utility room, central heating radiator, cornice to ceiling, picture rail, ceiling light point with ceiling rose, glazed interior door opening into outer lobby, in-built storage to alcove and open walkway into:

#### Living Room

14'7" into bay x 11'2" (4.47 into bay x 3.42)

With wooden framed double glazed window to the front aspect, cornice to ceiling, picture rail, ceiling light point with ceiling rose, superb inset cast iron fire with decorative mantle piece and surround and raised tiled hearth and central heating radiator.

#### Outer Lobby

With tiled effect floor covering, ceiling light point, door opening into useful under stairs storage cupboard, ceiling light point, glazed interior door opening into side lean-to and open walkway into:

#### Kitchen

12'3" x 9'3" (3.74 x 2.82)

With a modern selection of white gloss fronted wall and base units, breakfast bar area, integrated Zanussi oven, integrated four ring burner hob with stainless steel splash back and Zanussi stainless steel extractor above, one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, wooden framed double glazed window into side utility, wall mounted re-fitted Worcester Bosch combination boiler, space facility for fridge freezer, roll edge work surface, ceiling light point, further in-built storage and cupboards, central heating radiator and internal door opening into:

#### Ground Floor Bathroom

9'10" x 6'1" (3 x 1.87)

With a modern bathroom suite comprising panel bath with hot and cold mixer tap, low flush push button WC, wash hand basin on vanity unit with under sink storage and hot and cold taps, frosted double glazed window to the side aspect, in-built storage and cupboards, central heating radiator, decorative tongue and groove paneling and tiling to splash backs and cornice to ceiling.

#### Side Utility/Lean-To

With door opening into shared side passageway giving

access to the front of the property, flagstone floor covering, strip ceiling light point, space facility for washing machine and tumble dryer, further space for fridge freezer, single glazed windows and exterior door giving access to the rear garden.

### First Floor Accommodation

From hallway stairs gives rise to the first floor landing with decorative balustrades, two ceiling light points, loft access point and original style interior door opening into:

#### Bedroom One

16'10" x 12'3" (5.15 x 3.74)

With two wooden framed double glazed windows to the front aspect, ceiling light point, inset original style cast iron fireplace with wooden mantle piece and surround and central heating radiator.

#### Bedroom Two

12'7" x 11'1" (3.85 x 3.4)

With wooden framed double glazed window to the rear aspect, ceiling light point, inset original style cast iron fireplace with wooden mantle piece and surround and central heating radiator.

#### Bedroom Three

9'2" x 9'3" (2.8 x 2.83)

With original style decorative cast iron fireplace wooden mantle piece and surround, wooden framed

double glazed window to the rear aspect, two in-built storage cupboards and ceiling light point.

#### Re-Fitted Shower Room

7'10" max x 6'0" to rear of shower (2.4 max x 1.85 to rear of shower)

With frosted wooden framed double glazed window to the side aspect, ceiling light point, contemporary walk-in shower with electric shower over, wash hand basin on vanity unit with hot and cold mixer tap and under sink storage, tiled floor covering and fully tiled to splash backs.

#### Top Floor Loft Room

16'10" x 11'3" (5.15 x 3.45)

From first floor landing exposed wooden staircase gives rise to the loft room with in-built storage to alcoves, two double glazed Velux roof lights to the front aspect, exposed wooden beams, exposed wooden flooring, central heating radiator and two ceiling light point.

#### Rear Garden

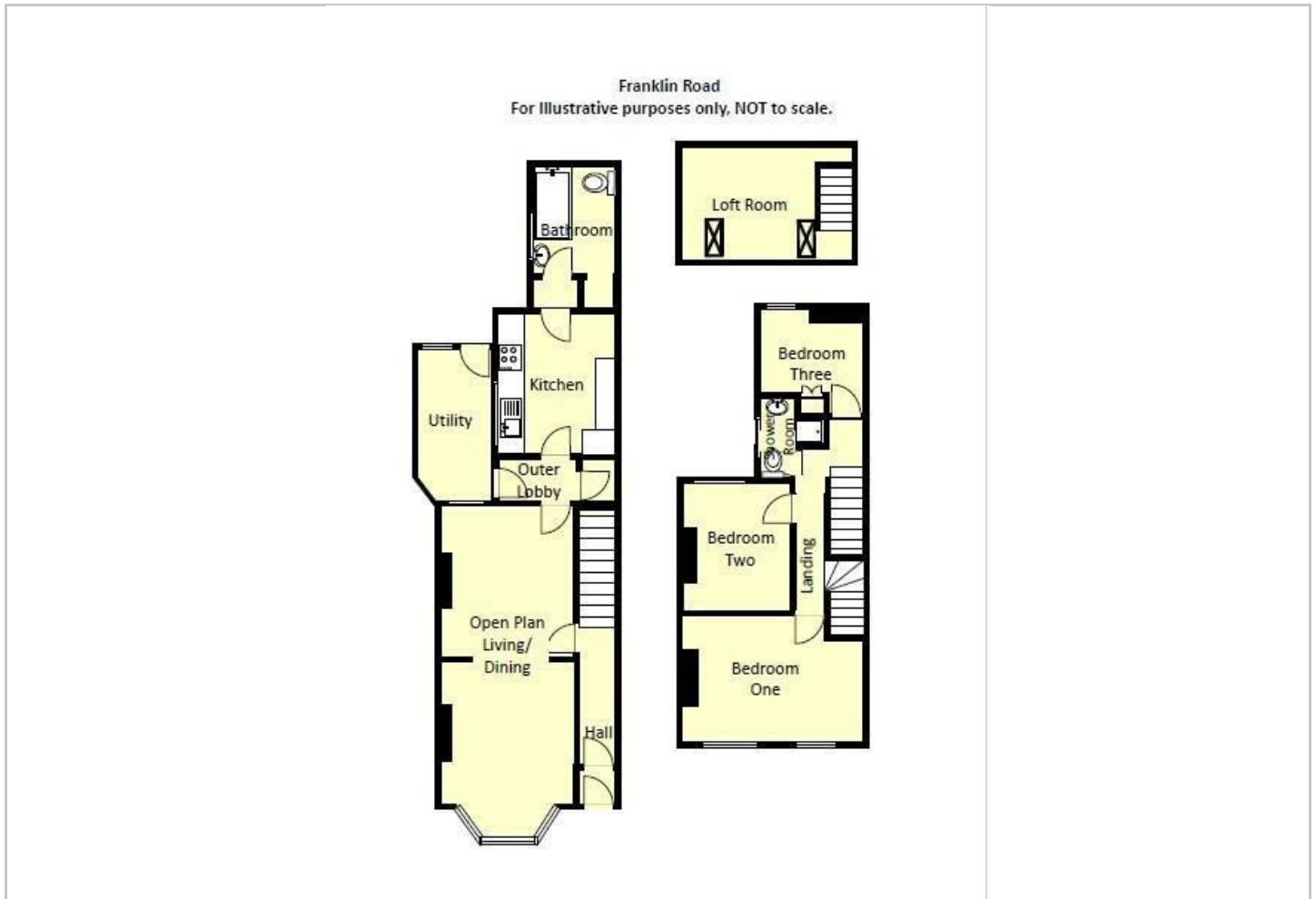
With blue engineering brick patio area with decorative flowerbeds to borders, door opening into garden shed/outbuilding and step leading up to the main garden area with lawns, panel fencing to borders and further steps leading to the rear garden with a raised patio.







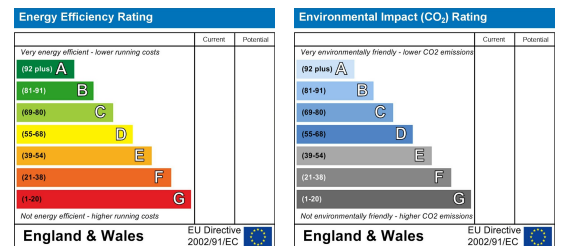
## Floor Plan



## 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.