



26 Windsor Road

Stirchley, West Midlands, B30 3DD

Offers In The Region Of £295,000



WOW! YOU WON'T BELIEVE THIS SIZE OF THIS HOUSE! Located just a short jaunt to Stirchley's vibrant high street with its plethora of independent shops, bars and restaurants is this superb and incredibly spacious, three good bedroom home which is ready to move straight into and is being offered with **NO ONWARD CHAIN!** Just a short stroll to all the area has to offer including Stirchley Village and which also has excellent transport links to the nearby QE Hospital, Birmingham Uni and City Centre from Bournville train station, local parks and schools but also the nearby amenities in Bournville, Cotteridge and Kings Heath. The accommodation on offer briefly comprises; fore garden, entrance vestibule, impressive hall, excellent open plan living and dining room, excellent kitchen and dining room, guest wc and a superb size rear garden, you won't believe it! To the first floor there are two good double bedrooms, one with usable loft room off, further good size third bedroom and a impressive four piece bathroom. To arrange your viewing of this wonderful home please call our Bournville sales team!



Approach

This superb and incredibly spacious three bedroom mid terrace property is approached via a front fore garden with low level brick wall and leading to stained glass leaded light hardwood front door with accompanying above window opening into:

Entrance Vestibule

With tongue and groove paneling to half wall height, cornice to ceiling, wall mounted electric fuse box and glazed interior door with window above opening into:

Main Entrance Hall

This welcoming entrance hallway with ceiling light point, cornice to ceiling, central heating radiator, stairs with balustrading giving rise to the first floor landing, under stairs storage area, laminate wood effect floor covering and interior door opening into:

Open Plan Living/Dining Room

13'1" x 12'1" (4.01 x 3.7)

With living area with double glazed window to the rear aspect, central heating radiator, ceiling light point with ceiling rose, dado rail, laminate wood effect floor covered and open walkway into dining area.

Dining Area

9'2" x 15'3" (2.81 x 4.65)

With double glazed bay window to the front aspect, ceiling light point with ceiling rose, cornice to ceiling and central heating radiator.

Stunning Kitchen/Dining Room

17'0" x 19'2" max (5.2 x 5.85 max)

Kitchen with a selection of mating wall and base units, space facility for gas Range cooker, tiling to splash backs, one and a half stainless steel sink and drainer with mixer tap over, double glazed window to the rear, tiled floor, tiled splash backs, ceiling light point and open walkway into dining area. With double glazed window to the side aspect, double glazed French doors to the rear aspect, two ceiling light points, wall mounted Baxi central heating boiler, space facility for an American style fridge freezer, continued tiled floor, wall mounted contemporary column radiator and door opening into:

Ground Floor WC

2'5" x 5'7" (0.76 x 1.72)

With double glazed frosted window to the rear, push button low flush WC, tiled floor covering, contemporary wash hand basin on vanity unit with under sink storage and wall mounted hot and cold mixer tap and ceiling light point.

Superb Rear Garden

With an initial patio area wrapping round the rear and side of the property providing various outside seating and entertaining space then leads onto the main garden area being laid with mature lawn with decorative flowerbeds and hedgerows to borders incorporating willow tree, apples trees and rear garden area with hard standing for a garden shed.

First Floor Accommodation

From hallway stairs with decorative balustrades gives rise to the first floor landing with ceiling light point with ceiling rose and glazed interior doors opening into:

Bedroom One

16'4" x 12'7" (4.98 x 3.85)

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

Bathroom

9'11" x 7'8" (3.04 x 2.35)

With a four piece bathroom suite comprising corner entry shower with electric shower over, contemporary wash hand basin with hot and cold mixer tap and vanity unit with under sink storage, panel bath with hot and cold mixer tap and shower attachment, push button low flush WC, frosted double glazed window to the rear aspect, fully tiled to half wall height, laminate wood effect lino flooring, ceiling light point and heated chrome towel rail.

Bedroom Two

12'1" x 13'0" (3.7 x 3.97)

From landing bi-folding doors opens into bedroom with double glazed window to the rear aspect, in-built wardrobes to alcoves, ceiling light point, central heating radiator and open stairway gives rise to the top floor loft room.

Loft Room

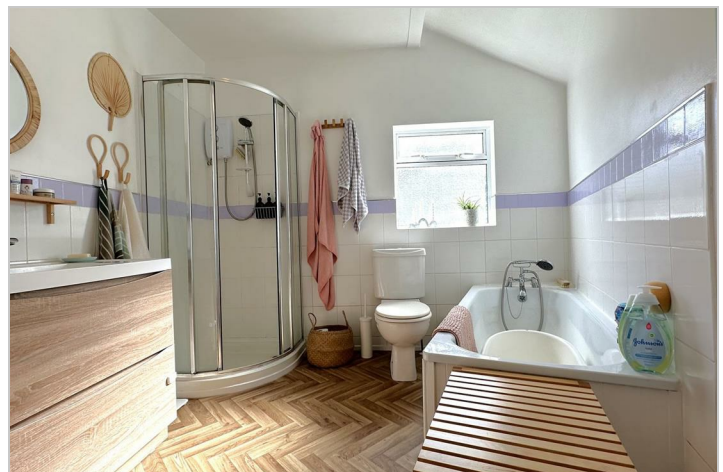
16'6" x 12'4" max (5.03 x 3.76 max)

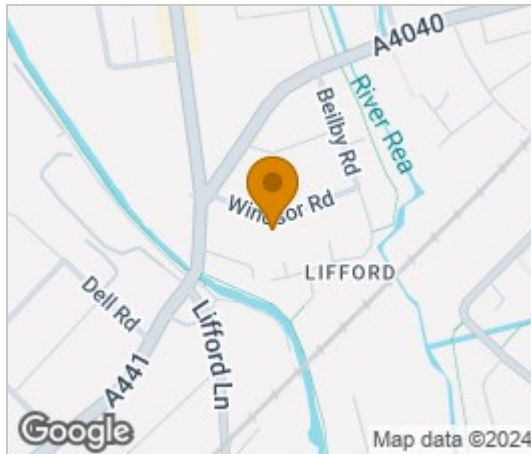
With laminate wood effect floor covering, wall mounted light point, double glazed Velux roof light to the rear aspect and storage to eaves space.

Bedroom Three

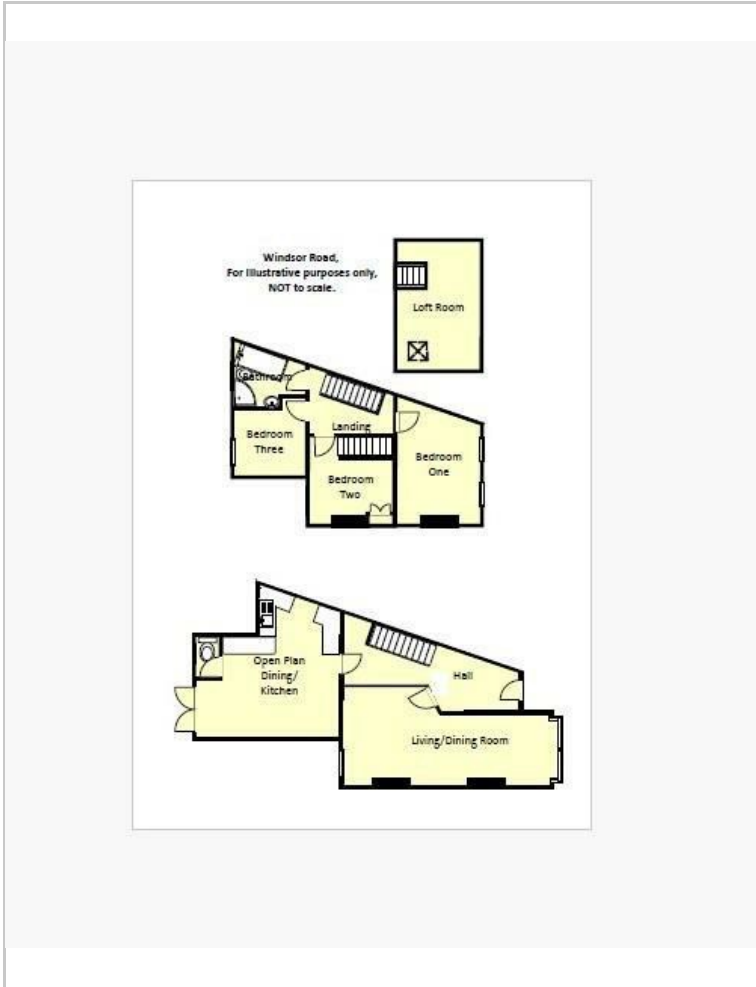
9'10" x 11'0" (3.02 x 3.36)

With double glazed window to the rear aspect, tongue and groove paneling to half wall height, ceiling light point, laminate wood effect flooring and central heating radiator.





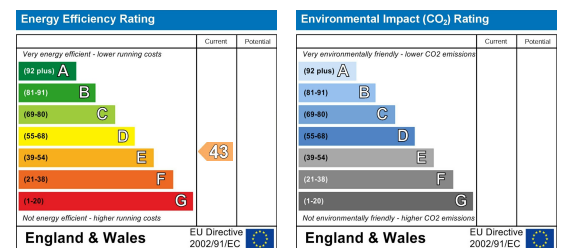
Floor Plan



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.