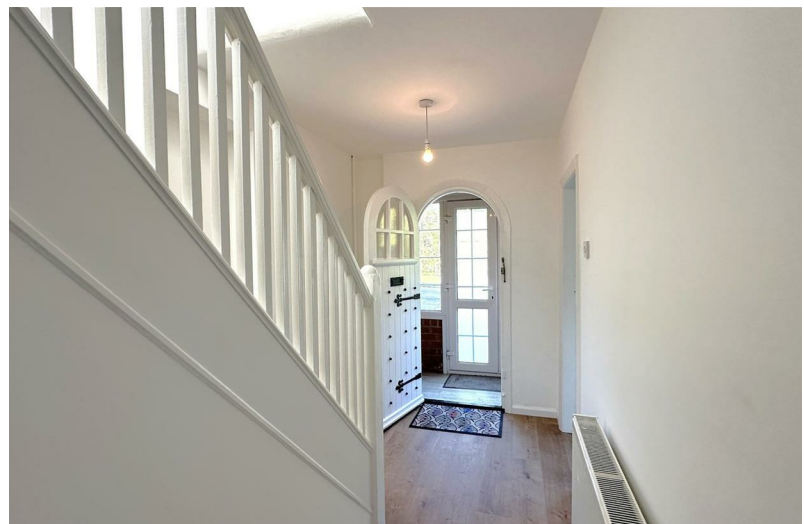
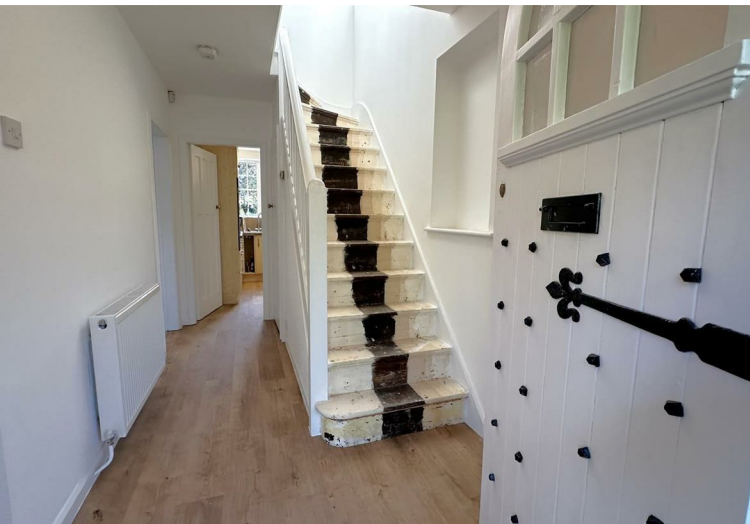




174 Hole Lane

Bournville, Birmingham, B31 2DD

Asking Price £400,000



AN EXCELLENT BOURNVILLE HOME, LOTS OF FURTHER POTENTIAL AND NO CHAIN! Tucked away on this leafy side road in Bournville is this bright and airy, traditional three bedroom semi-detached home which is the perfect blank canvas to add your own stamp to plus having lots of further potential subject to the usual BVT, planning and building regs consents. Ideally placed for all the area has to offer including the local parks and schools, Bournville and Northfield's shopping facilities alongside the excellent commuter links, you couldn't be better placed. The house offers a front driveway and garden, entrance porch, hallway, two reception rooms, kitchen, side utility and good size garage. To the first floor there are two double bedrooms, further single bedroom and a bathroom and separate wc. To book your viewing please call our Bournville sales team.



Approach

The property is approached via a block paved driveway providing off street parking for multi vehicles also incorporating a mature fore garden with decorative flowerbeds and hedgerows to borders, driveway leading to a electric metal up and over door then in-turn leading to double glazed frosted French doors giving access into:

Entrance Porch

With laminate wood effect flooring, double glazed window to the front aspect, double glazed windows to the front aspect and feature brick archway and original hardwood glazed interior door opening into:

Entrance Hallway

With laminate floor covering, stairs giving rise to the first floor, central heating radiator, ceiling light point, door opening into under stairs storage area with in-built shelving and original style door opening into:

Front Reception Room

12'7" into bay x 11'11" (3.85 into bay x 3.65)

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

Rear Reception Room

14'9" to bay x 11'5" (4.5 to bay x 3.5)

With double glazed bay window to the rear aspect, ceiling light point, cornice to ceiling, central heating radiator, inset electric fire (untested) on

raised decorative hearth, mantle piece and surround and exposed brick style chimney breast.

Kitchen

10'5" x 6'6" (3.2 x 2)

With a selection of matching wall and base units with integrated Neff microwave, integrated Neff oven, integrated Neff four ring burner electric./induction hob with in-built extractor over, integrated fridge, tiling to splash backs, work surfaces, stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, ceiling light point, laminated floor covering, strip ceiling light point, laminate wood effect floor covering and door and step leads into:

Utility Room

9'2" x 9'10" (2.8 x 3)

With laminate wood effect floor covering, a selection of matching wall and base units, space facility for washing machine, tumble dryer and fridge freezer, strip ceiling light point, work surface, stainless steel sink and drainer with hot and cold mixer tap, double glazed window with accompanying double glazed door giving access to the rear garden and door opening into:

Garage

9'2" x 16'4" (2.8 x 5)

With an electric metal up and over door, two strip ceiling light points and wall mounted meters.

First Floor Accommodation

From hallway turning staircase with balustrades

gives rise to the first floor landing with frosted double glazed window to the side aspect, ceiling light point, loft access point and interior doors opening into:

Bedroom One

13'6" x 11'11" (4.13 x 3.65)

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

Bedroom Three

6'5" x 7'8" (1.96 x 2.34)

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

Bedroom Two

12'0" x 11'10" (3.68 x 3.63)

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

Combined WC and Bathroom

9'3" x 6'9" (2.82 x 2.08)

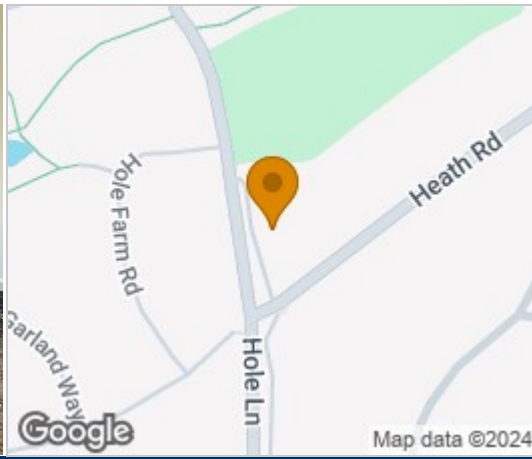
With WC area with hidden cistern push button WC, frosted double glazed window to the side aspect, ceiling light point, tiled floor, double glazed frosted window to the side aspect and further door opening into bathroom area. With a p-shaped panel bath with glass shower screen with Mira

electric shower over and hot and cold mixer tap, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, frosted double glazed window to the side aspect, ceiling light point, fully tiled to splash backs and floor, central heating radiator and in-built boiler/airing cupboard housing Worcester Bosch combination boiler.

Rear Garden

A lovely mature rear garden with a full width block paved patio then step leading up to main garden area with mature decorative flowerbeds being well stocked to all borders and garden further incorporating mature tree and apple tree.





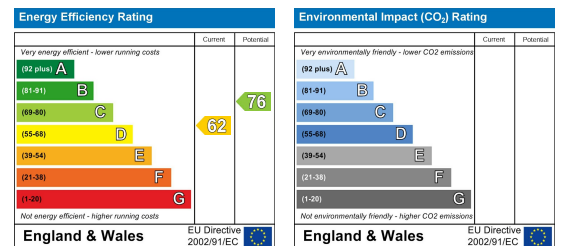
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.