



309 Franklin Road

Bournville, Birmingham, B30 1NH

Offers In The Region Of £500,000



A STUNNING EXTENDED, FOUR BEDROOM PERIOD HOME! This is an exquisite, extended, four bedroom, three storey period home which offers a wealth of period details which have been painstakingly added alongside a full sympathetic refurbishment to offer immaculately presented accommodation throughout. Ideally placed for all the area has to offer including the much in-demand local schools, short walk to nearby Rowheath park and pavilions, great commuter links via nearby Kings Norton and Bournville train stations plus all of the amenities offered in Bournville, Cotteridge and Stirchley. The house itself offers excellent proportions with typical Victorian high ceilings, period details and modern refinements with the accommodation briefly comprising; driveway, entrance vestibule, entrance hall, two inter-connecting living and dining rooms with feature fireplaces, utility area with ground floor wc, stunning kitchen dining room only fitted in April 2024 with French doors and a landscaped, south facing rear garden with decking and patio's. To the first floor there are three double bedrooms and a modern re-fitted bathroom. Furthermore a staircase gives rise to a superb top floor fourth dormer bedroom with wonderful leafy views! Please call our Bournville office to book your viewing!



Approach

This superbly presented, four bedroom period terrace home is approached via a brick block paved front driveway providing off street parking with blue slate low maintenance borders with inset mature trees and low level panel fencing, side access gate giving access to the rear garden, then step leading up to hardwood front entry door with double glazed window above opening into

Entrance Vestibule

With tiled floor covering, in-built meter boxes, ceiling light point and glazed interior door opening into:

Main Entrance Hallway

With decorative archway with plaster corbels, cornice to ceiling, ceiling light point, Victorian style radiator, dado rail and two separate internal doors opening into:

Interconnecting Living/Dining Room

10'2" to recess recess x 16'2" to bay (3.12 to recess recess x 4.95 to bay)

With living area with double glazed bay with in-built stutters to the front aspect, inset open cast iron fireplace (working) with decorative wooden mantle piece, surround and tiled hearth, cornice to ceiling, in-built shelving to alcoves, ceiling light point, door opening into main entrance hall, wooden floor covering and interior French doors opening into:

Dining Room

10'9" x 14'3" (3.28 x 4.36)

With inset gas fire with mantle piece and surround and raised tiled hearth, double glazed window with in-built shutters to the rear aspect, ceiling light point, central heating radiator and glazed interior door opening into:

Outer Lobby Area

With in-built boiler cupboard housing Worcester Bosch combination boiler, double glazed exterior door with window above giving access to the side return and rear garden, central heating radiator, continued wooden floor covering, two ceiling light points and interior doors opening into:

Downstairs WC

6'6" x 2'7" (2 x 0.8)

With decorative paneling to half wall height, low flush WC, wash hand basin on vanity unit with hot and cold mixer tap, ceiling light point, tiling to splash backs and ceiling mounted extractor.

Laundry Room

3'11" x 6'10" (1.2 x 2.1)

With plumbing facility for tumble dryer and washing machine, work surfaces with stainless steel sink and drainer with hot and cold taps, wall mounted shelving, ceiling light point, ceiling mounted extractor and continued wooden floor covering.

Extended Breakfast/Dining/Kitchen

16'9" x 10'9" (5.11 x 3.3)

From outer lobby glazed interior door opening into stunning extended breakfast/dining. Kitchen with recently re-fitted kitchen offering a superb array of white fronted matching wall and base units with furnishings, integrated combi-double AEG oven, inset AEG five ring burner gas hob with in-built extractor over, integrated dishwasher, tiling to all splash backs, breakfast bar area with three drop down ceiling light points, wall mounted contemporary radiator, recessed spots to ceiling, space facility for an American style fridge freezer, herringbone floor covering, inset Belfast sink with hot and cold mixer tap, double glazed Velux roof light, double glazed window to the side aspect and further double glazed doors with accompanying side windows giving views and access to the rear garden.

Rear Garden

Being fully landscaped, the contemporary rear garden with a full width raised decking area for outside seating and entertaining space enjoying the most of the southerly aspect, decking going down to side return and further decking pathway with raised decorative flowerbeds and hedgerows to the main garden with low maintenance grass leading to the rear with further raised decking area with hard standing for garden shed and gate opening for garden

storage area. Garden also incorporates side access gate to the side to the front.

First Floor Accommodation

From the hallway staircase with decorative balustrades gives rise to the first floor landing with three drop down ceiling light points, decorative dado rail, partial loft access point, further stairs with balustrading gives rise to the top floor and interior doors open into:

Bedroom One

15'8" x 13'1" (4.8 x 4)

With two double glazed sash windows to the front aspect, ceiling light point and two central heating radiators.

Bedroom Two

14'9" x 9'10" (4.5 x 3)

With double glazed window to the rear aspect, ceiling light point, triple in-built wardrobes and central heating radiator.

Re-Furnished Bathroom

4'9" x 8'0" (1.45 x 2.44)

With frosted double glazed window to the side aspect, panel bath with hot and cold mixer tap, shower and glass shower screen, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, push button low flush WC, contemporary feature hexagonal tiling to splash backs, low level Victorian style radiator, tiled floor covering and ceiling light point.

Bedroom Three / Home Office

8'0" x 10'7" (2.44 x 3.24)

With double glazed window to the rear aspect, ceiling light point, laminate wood effect floor covering and low level Victorian style radiator.

Top Floor Accommodation

From first floor landing further turning staircase gives rise to the top floor superb fourth bedroom with landing area with double glazed window the rear aspect, drop down ceiling light point and door opening into:

Bedroom Four

14'11" x 17'8" (4.57 x 5.4)

A stunning dual aspect fourth bedroom offers double glazed Velux roof light to the front aspect, ceiling light point, further double glazed dormer window giving superb rear views, central heating radiator and storage to eaves space.



