



1668 Pershore Road

Kings Norton, Birmingham, B30 3BH

Offers Over £195,000



SURPRISINGLY SPACIOUS TERRACE HOME TWO BEDROOM PLUS LOFT ROOM! This is an excellent and extended mid-terrace home which offers surprising accommodation throughout, including a usable third floor loft room. Ideally placed for all the area has to offer with this stylish and character-filled EXTENDED period terrace is the ideal first home, nestled in the heart of Cotteridge but also having Strichley on the door step. Just a short walk to both local high street's with their vibrant independent restaurants, bars, shops, as well as local schools and excellent transport links, this property couldn't be better situated plus you have Cotteridge park just across the road. The house itself offers a welcoming front room complete with a bay window and bespoke storage. The rear dining room boasts a period fireplace and an open walkway into the extended kitchen with built-in appliances and a great size rear garden. Upstairs, the first floor offers two stylish bedrooms, bathroom and a further staircase gives rise to a usable loft room. This truly is the perfect first home! To arrange your viewing, please contact our Bournville sales team. EPC Rating D and Council Tax Band A.



Approach

This nicely presented, two bedroom plus loft room period terrace is approached via a UPVC frosted double glazed front entry door with frosted double glazed window above which opens into:

Front Reception Room

11'6" x 11'1" (3.52 x 3.38)

With double glazed bay window to the front aspect, ceiling light point, cornice to ceiling, laminate wood effect floor covering, central heating radiator and interior door opens into:

Rear Reception Room

11'5" x 15'6" (3.5 x 4.73)

With door opening into under stairs storage cupboard providing useful storage, door to stairs gives rise to the first floor, ceiling light point, double glazed window to the rear aspect, continued laminate wood effect floor covering, central heating radiator, feature exposed brick decorative recessed chimney breast with wooden mantle piece and surround and interior door opens into:

Extended Kitchen

18'8" x 5'10" (5.7 x 1.8)

With a matching selection of wall and base units, space facility for fridge freezer, wall mounted Ideal Logic combination boiler, breakfast bar area,

integrated oven, four ring burner gas hob, one and a half stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear, further double glazed window to the side, UPVC double glazed exterior door giving access to the side return and rear garden, central heating radiator, laminate floor covering, space facility for washing machine, wood effect work surfaces, two ceiling light points and tiling to splash backs.

First Floor Accommodation

From the rear reception room stairs with decorative carpet runner gives rise to the first floor landing with ceiling light point, central heating radiator, stairs giving rise to the loft room and internal doors opening into:

Bedroom One

10'11" x 11'5" (3.34 x 3.5)

With laminate wood effect floor covering, ceiling light point, central heating radiator, double glazed window to the front aspect and over stairs storage area.

Bedroom Two

12'4" max x 8'6" (3.78 max x 2.6)

With laminate wood effect floor covering, double glazed window to the rear and ceiling light point.

Bathroom

8'10" x 5'11" (2.7 x 1.82)

From landing step leads into bathroom with a three piece bathroom suite comprising bath with mains power shower over, low flush WC, wash hand basin on pedestal with hot and cold taps, tiling to splash backs, double glazed window to the rear, ceiling light point, central heating radiator and tiled floor covering.

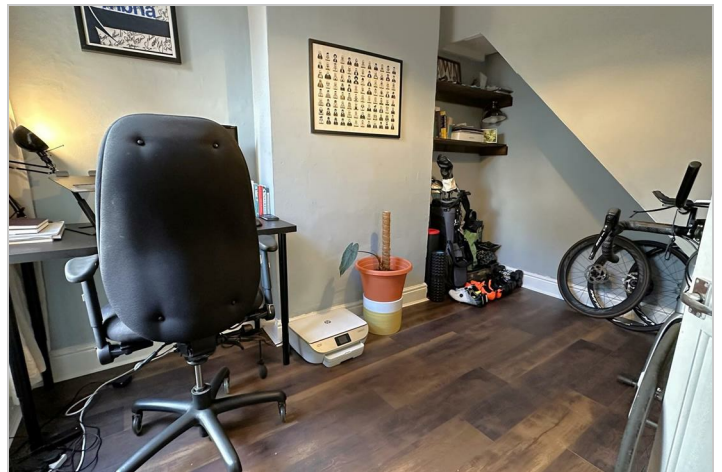
Loft Room

15'10" max x 11'6" max (4.85 max x 3.52 max)

From the first floor landing stairs gives rise to the loft room currently utilised as a bedroom but please note due to the lack of previous building regulations this can only be used as a usable store room. With double glazed roof light to the rear, further roof light to the front aspect, recessed spots to ceiling and storage to eaves space.

Rear Garden

With side return pathway leading to raised rear decking with excellent outside entertaining and seating and steps leading down to the main garden with low level wall. Main garden being laid mainly with mature lawn with low level panel fencing and hedgerows to borders.





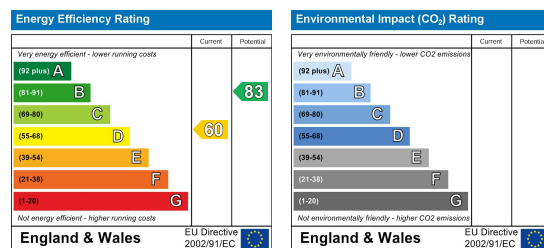
Floor Plan



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.