



21 Newlands Road

Stirchley, Birmingham, B30 2SA

Offers Over £265,000



SIMPLY BEAUTIFUL PERIOD HOME IN THE HEART OF STIRCHLEY This is simply a beautiful character home in the heart of Stirchley which still retains a wealth of character and charm in a position hard to beat! Located in one of the areas most sought-after, tree-lined roads being just a short stroll away from the local park you are also well placed for the much in-demand local schools, excellent transport links via the nearby soon to be open Pineapple station and also Pershore Road and also all of the amenities in, Stirchley, Kings Heath, Moseley, Cotteridge and Bournville.

The house itself offers the following; fore garden, entrance vestibule and hallway, front reception room with bay window and fireplace, rear dining room, contemporary re-fitted kitchen and a landscaped rear garden with excellent outside storage options. To the first floor you have lovely main bedroom with sash window, second great size double bedroom and a contemporary bathroom. The windows were new in 2022 and that the loft has been fully reinsulated.

To book your viewing of this wonderful home please call our Bournville sales team. Council Tax Band B, EPC Rating C.



Approach

This beautifully presented and characterful two bedroom mid terrace is approached via a low level front brick wall with shared wrought iron gate to a low maintenance fore garden with decorative flowerbeds housing mature plants and shrubs to boundary with pathway then leading to a original style stained glass leaded light hardwood front entry door opening into:

Entrance Vestibule

With meter storage boxes, in-built cupboard housing fuse box and frosted stained glass original style door opening into:

Entrance Hall

With new herringbone wooden floor covering, ceiling light point, door opening into under stairs storage cupboard and original style interior door opening into:

Front Reception Room

13'5" x 8'10" (4.10 x 2.7)

With double glazed bay window to the front aspect with in-built shutters, feature cast iron open fireplace with decorative tiling surround, hearth and wooden mantle piece, cornice to ceiling, decorative picture rail, hardwood floor covering and central heating radiator.

Rear Dining Room

12'5" x 11'11" to recess (3.8 x 3.65 to recess)

With continued new herringbone wooden floor covering, door to stairs to first floor, central heating radiator, double glazed window to the rear aspect, in-built storage, seating and shelving to alcoves, decorative picture rail and step leads down into:

Re-Furbished Re-Fitted Kitchen

12'10" x 6'6" (3.93 x 2)

With a modern selection of white fronted matching wall and base units with integrated dishwasher, ceramic sink and drainer with hot and cold mixer tap, integrated four ring burner Zanussi induction hob, integrated Zanussi oven, block work surfaces, space facility for washing machine, central heating radiator, wooden floor covering, ceiling light point, wall mounted boiler cupboard housing Worcester Bosch combination boiler, double glazed window to the side aspect, tiling to splash backs, integrated fridge and freezer and double glazed exterior door giving access to the side return and rear garden.

Rear Garden

With original style blue engineering brick side return and path leading to an initial garden area with two out buildings including outside WC and storage, then leading onto blue slate low

maintenance garden with decorative sculpture flowerbeds to all borders and lawn, outside storage shed and meandering pathway to the rear garden area with further patio, further garden shed and wooden secure shared rear access gate.

First Floor Accommodation

From the rear dining room stairs gives rise to the first floor landing with ceiling light point, central heating radiator and internal doors opening into:

Bedroom One

11'4" x 10'11" (3.47 x 3.33)

With double glazed sash windows giving views of the front aspect and the local Hazelwell park, in-built wardrobes to alcoves incorporating shelving, ceiling light point and central heating radiator.

Bedroom Two

12'4" x 8'11" (3.77 x 2.72)

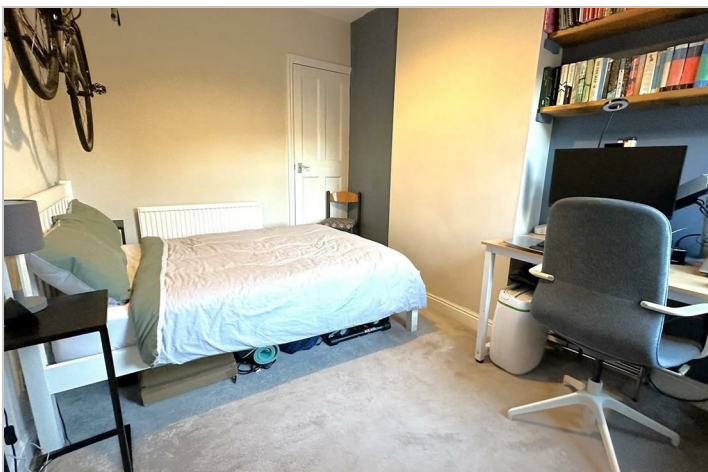
With double glazed window to the rear aspect, ceiling light point, central heating radiator, door opening into over stairs storage cupboard and loft

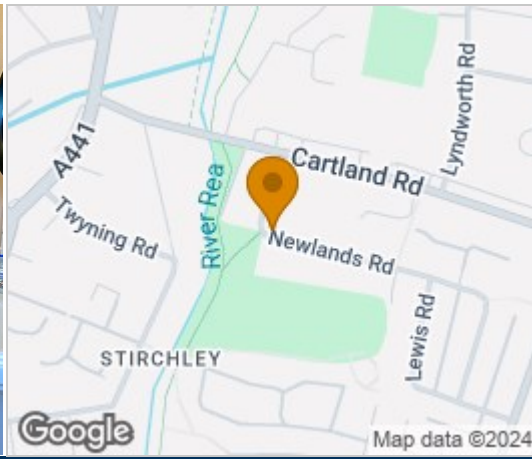
access with pull down ladder and providing excellent storage space.

Superb Bathroom

6'6" x 12'5" (2 x 3.8)

From hallway door and step leads down into bathroom with corner entry shower with mains power shower over, panel bath with tongue and groove panelling and hot and cold mixer tap and shower attachment, wash hand basin on pedestal, low flush WC, frosted double glazed window to the rear aspect, two ceiling light point, laminate wood effect floor covering and central heating radiator.





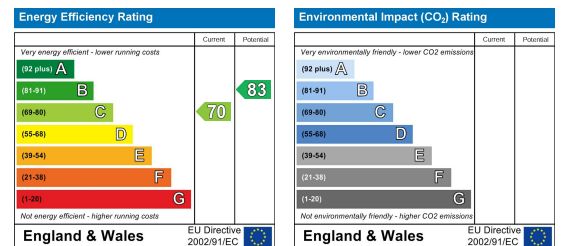
Floor Plan



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



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.