

34 Bunbury Road

Northfield, Birmingham, B31 2DP

Offers In The Region Of £725,000



SIMPLY WONDERFUL CHARACTER FAMILY HOME! Set back from Bunbury Road behind an immaculate front garden and driveway is this simply beautiful, three storey Edwardian home, which boasts a plethora of period features and some wonderful modern additions, be prepared to fall in love! Having been painstakingly updated and improved over years whilst still retaining all of it's charm, this sizable home offers superb space and style in a location that is hard to beat. On the cusp of the Bournville Village Trust you have all of the local places of interest close at hand including the local schools, excellent transport links and of course all of the amenities in Bournville, Northfield and further afield to Longbridge Village, Cotteridge and Stirchley alongside Kings Norton. Briefly offering; front gravel drive and gardens, ornate entrance storm porch with stained glass windows and front door, impressive entrance hall, formal dining room with bay window and fireplace, rear living room with fireplace and garden views, rear sun room / conservatory, side garage, guest wc, breakfast room with AGA, fitted modern kitchen, side utility and a manicured mature rear garden with various seating areas. To the first floor the principal bedroom offers an en-suite shower room, further double bedroom, family four piece bathroom, separate wc and a further staircase gives rise to the top floor with two further double bedrooms, laundry room and plentiful further storage. This is a rare opportunity! To book your viewing please call our Bournville sales team.



Approach

This wonderful Edwardian four bedroom semi detached family home is approached via a pillar front driveway with low maintenance stone and also mature raised front fore garden with a varied selection of mature plants, flower and shrubs to borders and leads to a garage with double opening doors and ornate pillared storm porch with original red quarry tiled flooring, ceiling light point and hardwood double opening front doors with ornate stained glass leaded light windows to the side and above respectively opens into:

Impressive Entrance Hall

With cornice to ceiling, two ceiling light points with ceiling roses, central heating radiator, dado rail, staircase with ornate balustrading to the first floor landing, further stained glass original leaded light window to the side aspect, door and step leads into under stairs with original red quarry tiled floor covering, ceiling light point, in-built shelving and providing plentiful storage space and stripped pine internal doors complete with original style brass furnishings opening into:

Dining Room

17'0" to bay x 14'1" to recess (5.1846 to bay x 4.30 to recess)

With ceiling light point with ceiling rose, single glazed sash style bay window to the front aspect, central heating radiator, inset decorative cast iron fireplace on raised slate hearth and decorative wooden mantle piece and surround and picture rail.

Formal Living Room

18'0" x 13'1" (5.4924 x 3.9959)

From hallway stripped pine interior door with original style brass furnishings opens into living room with ceiling light point with ceiling rose, cornice to ceiling, decorative picture rail, central heating radiator, stunning inset cast iron fire with marble mantle piece and surround and raised hearth, internal French doors with an accompanying side window and stained glass leaded light windows above opening into:

Conservatory/Sun Room

13'1" x 7'1" (3.9959 x 2.1599)

With UPVC double glazed French doors with accompanying picture windows and glazed roof giving views and access to the rear garden, wall mounted light point, tiled floor covering and dado rail.

Garage

17'1" x 7'0" (5.215 x 2.136)

Stripped pine interior door and step leads down to the garage with wooden double opening doors to the front driveway, roof light, two strip ceiling light points, glazed windows to the side aspect, and glazed exterior wooden door gives access to the inner courtyard.

Ground Floor WC

4'0" x 6'0" (1.2313 x 1.85)

With low flush WC, wash hand basin on pedestal with hot and cold mixer tap, tiling to splash backs, dado rail, tiled floor covering, frosted single glazed window to the garage, ceiling light point with ceiling rose and central heating radiator.

Breakfast Room

14'0" max x 12'1" to bay (4.268 max x 3.689 to bay)

From hallway stripped pine internal door opens into breakfast room with single glazed wooden framed bay window to the side aspect with bespoke in-built storage incorporating stained glass leaded light storage cupboard, recess to chimney breast housing the Aga with recessed spotlights, ceiling light point with ceiling rose, further bespoke original style in-built cupboards, tiling floor covering, picture rail, cornice to ceiling, central heating radiator and open archway opens into:

Contemporary Kitchen

15'0" max x 10'0" (4.575 max x 3.05)

With a light sage selection of matching wall and base units with integrated Bosch Oven and a four ring burner Bosch hob with stainless steel extractor above, under cupboard feature display glass units, double glazed windows to side and rear respectively, inset ceramic oven and a half sink and drainer with mixer tap over, integrated under cupboard fridge, roll edge work surfaces, four ceiling light points, tiled floor covering and stripped pine leaded light feature door opens into:

Utility Room

17'1" x 4'1" (5.209 x 1.246)

With space facility for fridge and freezer, single glazed wooden exterior door gives access to the inner courtyard and garage beyond, work surface incorporating stainless steel sink and drainer with hot and cold mixed tap, strip ceiling light point, space facility for dishwasher, washing machine and tumble dryer, tiling to splash backs, red quarry tiled effect floor covering, hardwood glazed exterior door giving access to the rear garden and side utility.



Rear Garden

garden shed 12'8" x 7'8" (garden shed 3.88 x 2.36)

Access from the sun room or utility leads out to a low maintenance stone full width patio providing various outside seating and entertaining areas leading to the main garden area and being beautiful manicured garden with mature lawns with sculptured flowerbeds to borders with a selection of all year with a selection of plants and shrubs and incorporating further trees and leading to a rear garden area with hardstanding with a large garden shed and further patio and the garden being furnished with a mixture of hedgerows and panel fencing to all borders.

First Floor Accommodation

storage cupboard 8'0" x 4'0" (storage cupboard 2.45 x 1.24)

From Hallway turning staircase gives rise to the first floor landing with corniced to ceiling, two ceiling light points with ceiling roses, stained glass leaded light window to the side aspect, central heating radiator, storage cupboard and original stripped pine interior doors opening into:

Bedroom One

17'0" into bay x 14'1" (5.2029 into bay x 4.300)

With single glazed sash style window to the front aspect, inset decorative cast iron fireplace with surround, mantle piece and tiled hearth, two wall mounted light points, ceiling light point, central heating radiator, cornice to ceiling and stripped pine internal door opens into:

En-Suite Shower Room

7'1" x 8'1" (2.161 x 2.47)

e glazed window to the front aspect, corner entry shower with mains powered shower over, low flush WC, wash hand basin on pedestal, tiling to splash backs, central heating radiator, picture rail, ceiling light point with ceiling rose

Bedroom Two

13'1" x 18'0" (3.9959 x 5.489)

With double glazed windows to the rear aspect, central heating radiator, two wall mounted light points, ceiling light point with ceiling rose, cornice to ceiling, picture rail and decorative insert cast iron fireplace with surround, mantle piece and tiled hearth.

Separate WC

4'0" x 3'01" (1.22m x 0.94m)

With frosted single glazed sash window to the side aspect and ceiling light point, low flush WC.

Bathroom

10'2" x 12'10" (3.10m x 3.91m)

A superbly reappointed family bathroom with double corner entry shower with mains powered shower over, wash hand basin on pedestal with hot and cold taps, panel bath with hot and cold mixer tap and shower attachment, in-built storage cupboard, further floor to ceiling storage cupboard, double glazed window to the rear aspect, ceiling light point with ceiling rose, cornice to ceiling, picture rail, fully tiled to splash backs and floor, low flush WC and wall mounted heated chrome towel rail.

Top Floor Accommodation

From the first floor landing staircase with decorative balustrades gives rise to the top floor landing with ceiling light point, loft access point, dado rail and stripped pine original style internal door opening into:

Bedroom Three
15'1" max x 16'11" max (4.60m max x 5.16m max)
With picture rail, wooden framed single glazed bay window to the front aspect, central heating radiator and inset decorative cast iron fireplace with tiled hearth.

Bedroom Four
13'10" max x 18'0" max (4.24m max x 5.51m max)
With inset decorative cast iron fireplace, double glazed picture window to the rear aspect, two ceiling light points and central heating radiator.

Ironing Room
11'06" x 7'01" (3.51m x 2.16m)
With single glazed roof light, door opening to storage space to eaves, floor mounted Worcester Bosch central heating boiler and in-built shelving.



Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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