



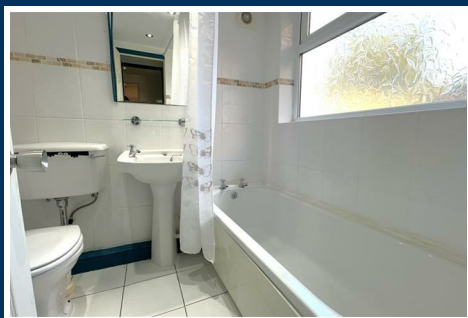
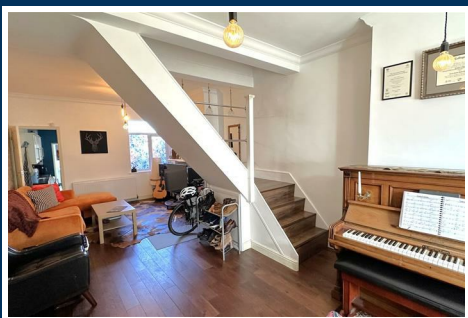
42 Shirley Road

Cotteridge, Birmingham, B30 2JA

Offers Over £245,000



A QUITE LOVELEY TWO BEDROOM TERRACE HOME IN PRIME LOCATION! NO CHAIN Situated in this most popular of locations is this superb, two bedroom and two bathroom terrace home that has some lovely unique touches and has the added bonus of being offered with no onward chain! Ideally placed for access to all of the nearby much sought after amenities which include the local schools, Cotteridge Park and playground, high streets of both Cotteridge and Stirchley with their array of independent retailers, transport links via both Kings Norton and Bournville train stations and also not too far into Bournville itself with its historic Village Green, it really is perfectly placed! Making an ideal first home or indeed investment the accommodation on offer briefly comprises; fore garden, entrance vestibule, superb open plan living and dining room with period fire place and modern open plan staircase, modern kitchen, utility space, ground floor bathroom and a good size rear garden. To the first floor there is a good size double bedroom to the front and to the rear there a good size second bedroom with great storage options and an en-suite shower room! To arrange your viewing please call our Bournville sale team or have a look at the full virtual tour first!



Approach

This nicely presented two bedroom terrace is approached via a front fore garden with a low level brick wall and a low maintenance fore garden leading to a UPVC frosted double glazed door with storm porch and frosted double glazed window above opening into:

Entrance Vestibule

With hardwood floor covering, wall mounted electric fuse box and further internal door opening into:

Open Plan Living/Dining Room

20'2" to bay x 12'0" max (6.15m to bay x 3.68m max)

With double glazed bay window to the front aspect, ceiling light point, in-built shelving to alcoves, continued hardwood floor covering, open plan staircase gives rise to the first floor and walkway through to the living area with double glazed window to the rear aspect, inset decorative cast iron fireplace with wooden mantle piece and surround, ceiling light point, cornice to ceiling, two central heating radiators and door and step leads into:

Kitchen

12'11" x 6'05" (3.94m x 1.96m)

With a selection of matching wall and base units with work surfaces incorporating circular sink and drainer with hot and hold mixer tap, wall mounted

Baxi combination boiler, double glazed window to the side aspect, frosted UPVC double glazed door giving access to the side return and rear garden, tiling to splash backs, recess spots to ceiling, tiled floor covering, space facility for gas cooker, dishwasher and fridge freezer, central heating radiator and open walkway into:

Lobby Area

With plumbing facility for washing machine, in-built shelving and internal door opens into:

Ground Floor Bathroom

16'03" x 5'11" (4.95m x 1.80m)

With a panel bath with hot and cold taps and Triton electric shower over, wash hand basin on pedestal with hot and cold taps, low flush WC, frosted double glazed window to the side aspect, tiled floor, fully tiled to all walls, recessed spots to ceiling and central heating radiator.

Rear Garden

With a block paved side return, two brick built out buildings providing storage and leading to a low maintenance blue slate chipping, side access gate and circular patio leading on to the rear garden area with mainly mature lawns and decorative flowerbeds to borders, further patio to rear and being finished with panel fencing to all borders.

First Floor Accommodation

Staircase gives rise to the first floor landing with laminate hardwood floor covering, recessed spots to ceiling and internal doors opening into:

Bedroom One

12'0" x 11'02" (3.66m x 3.40m)

With double glazed window to the rear aspect, bi-folding doors opens into over stairs storage cupboard, continued laminate floor covering, ceiling light point, small loft access point and central heating radiator.

Bedroom Two

12' to recess x 11'03" (3.66m to recess x 3.43m)

With double glazed window to the front aspect, recessed spots to ceiling, central heating radiator,

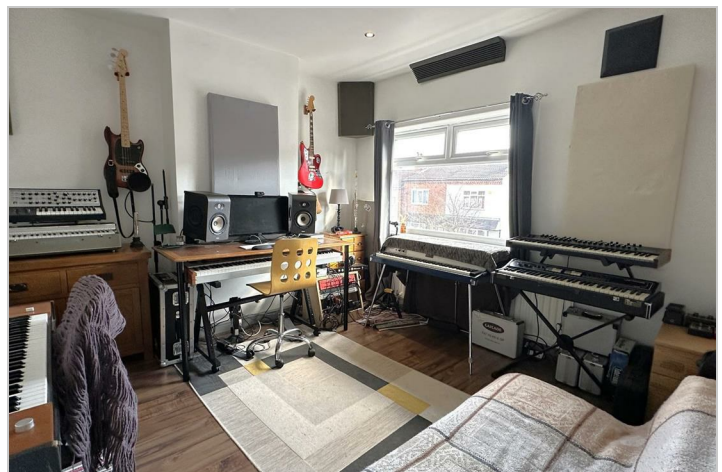
Inner Lobby Area

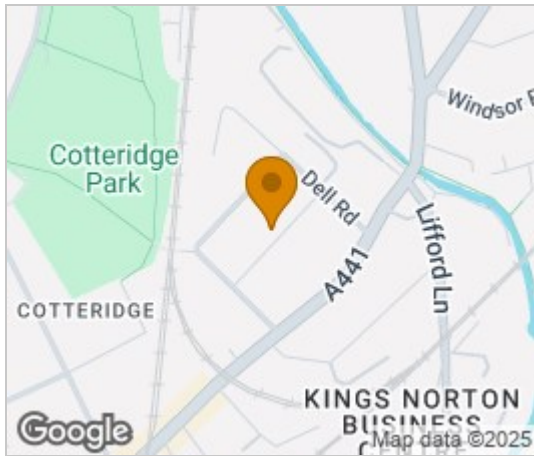
From landing open walkway and steps leads into lobby area with further bi-folding doors opens into storage space and internal door opens into:

Shower Room

9'09" x 6'04" (2.97m x 1.93m)

With corner entry shower with mains power shower over, frosted double glazed window to the rear aspect, being fully tiled to all walls, continued laminate wood floor covering, recessed spots to ceiling, wall mounted heated chrome towel rail, door opening into airing cupboard





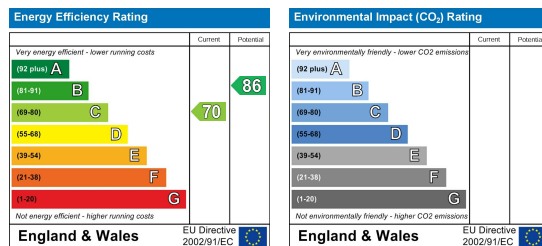
Floor Plan



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.