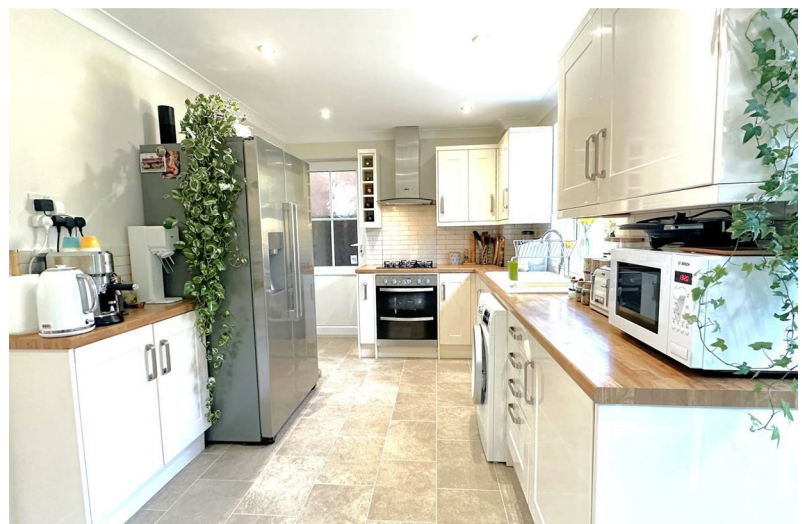




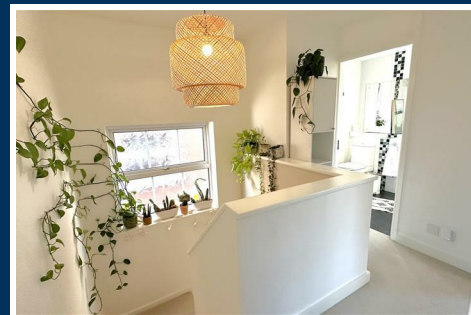
75 Berberry Close

Bournville, Birmingham, B30 1TB

Offers Over £380,000



BEAUTIFUL AND MUCH IMPROVED HOME! Tucked away in this much sought-after cul-de-sac is this immaculate, three bedroom semi-detached home which has been updated and improved by the current owners to offer superb accommodation through in a location that is hard to beat. In the heart of Bournville you have access to all the area has to offer including the much in demand local schools, local parks including Woodlands Park at the end of the road and also Rowheath Park and Pavilions, shopping amenities and transport links, you couldn't be better placed! This lovely home has a front garden and driveway, porch, bright and airy open plan living, dining and kitchen, garage, utility room and a mature rear garden. To the first floor there are two good double bedrooms, further good size single, re-fitted bathroom and storage. To book your viewing call our Bournville sales team!



Approach

This beautifully presented three bedroom semi-detached home is approached via a block brick paved front driveway and mature front garden with mature lawn with trees, plants and shrubs and hedgerows leading to a UPVC frosted double glazed front entry door opening into:

Entrance Porch

With frosted double glazed window to the side aspect, door opening into garage, recess spotlight and door opening into:

Living Room

15' 01" x 10' 09" (4.57m 0.30m x 3.28m)

With inset gas fire on raised marble hearth and wooden mantle piece and surround, double glazed window to the front aspect, ceiling light point, cornice to ceiling, stairs giving rise to the first floor landing, central heating radiator and open archway into:

Kitchen/Diner

18' 07" x 8' 06" (5.66m x 2.59m)

With dining area having storage options, central heating radiator, recessed spots, cornice to ceiling, sliding double glazed patio door gives views and access to the rear garden and opens into kitchen. With a superb selection of gloss fronted contemporary wall and base units with wood effect work surfaces incorporating ceramic sink and drainer with hot and cold mixer tap, space facility for washing machine, space for an American style

fridge freezer, integrated double oven and four ring burner gas hob, glass styled splash back and stainless steel extractor over, tiled effect floor covering, door opening into useful storage area, frosted UPVC double glazed door to the side return, contemporary tiling to splash backs and recessed spotlight and door leading to side return and rear garden.

First Floor Accommodation

From the living room turning staircase gives rise to the first floor with double glazed frosted window to the side aspect, ceiling light point, loft access point, re-fitted contemporary door opening into airing cupboard with in-built shelving and further contemporary doors opens into:

Bedroom One

12' 05" x 9' 09" (3.78m x 2.97m)

With a cast iron Victorian style radiator, double glazed window to the front aspect, ceiling light point and a double in-built wardrobe and shelving space.

Bedroom Two

10' 06" x 10' (3.20m x 3.05m)

With double glazed window to the rear aspect, ceiling light point, Victorian style cast iron radiator and ceiling light point.

Bedroom Three

8' 05" x 8' 07" (2.57m x 2.62m)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Enlarged Four Piece Bathroom

8'0" x 8'0" max to rear of the shower (2.44m x 2.46m max to rear of the shower)

With a walk-in shower with mains power shower over, panel bath with hot and cold mixer, wash hand basin on vanity unit with under sink storage with hot and cold mixer tap, push button low flush WC, slate tiled floor covering, further tiling to all splash backs, frosted double glazed windows to the side and rear respectively, recessed spots to ceiling and central heating radiator,

Rear Garden

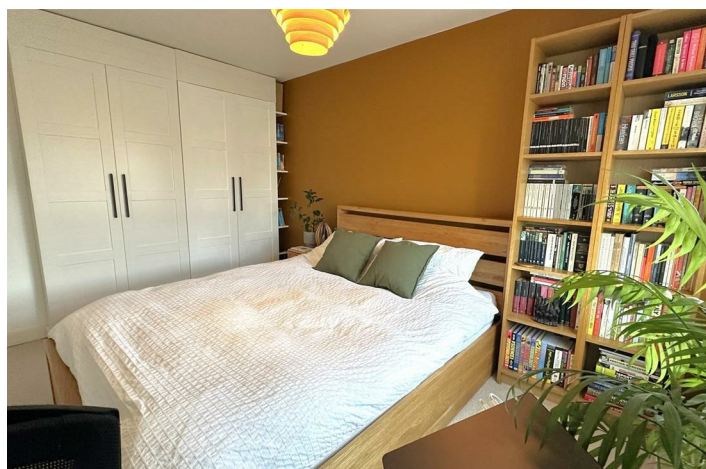
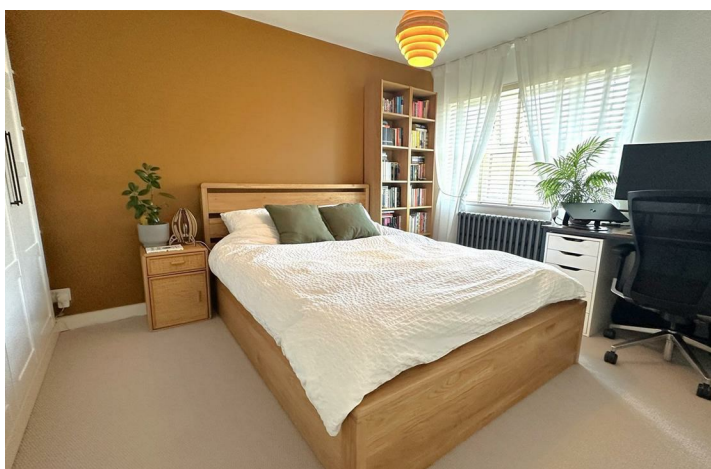
A lovely mature rear garden with a full width brick block paved patio area including side return to the

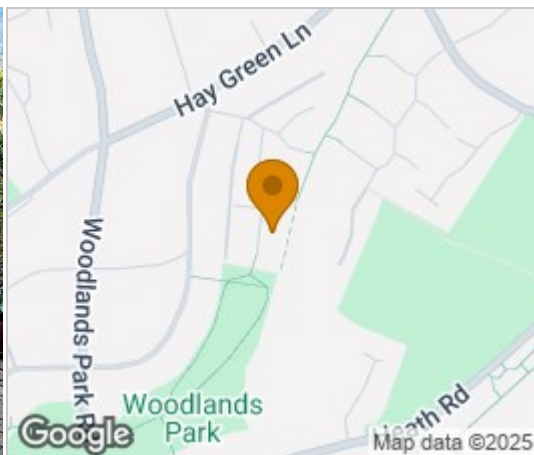
front garden, then main garden area being well tendered with sculpture lawns and decorative flowerbeds and inset flowerbeds to all borders with a mature selection of plants and shrubs and stone pathway up to the rear garden area with a garden shed and further plants and shrubs and being finished with panel fencing to all borders.

Garage

17'1" max x 8'0" max (5.21m max x 2.46m max)

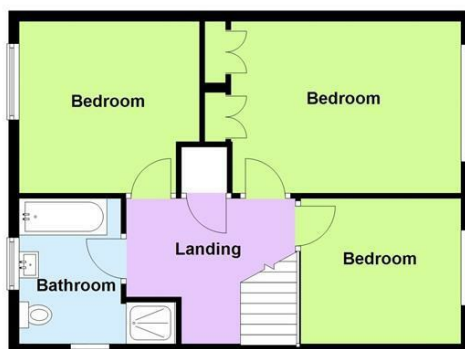
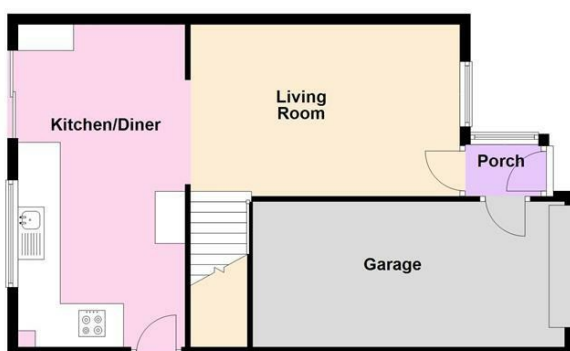
With a metal opening door to the front driveway, light point, wall mounted electric fuse board, wall mounted gas meter and, plentiful storage options.





Floor Plan

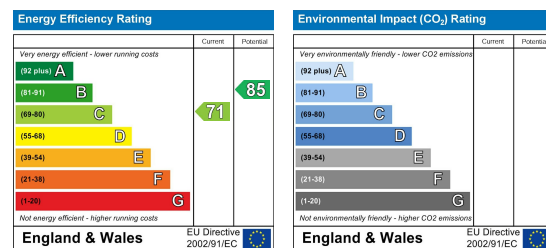
Berberry Close - NOT TO SCALE - For illustrative purposes only



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.