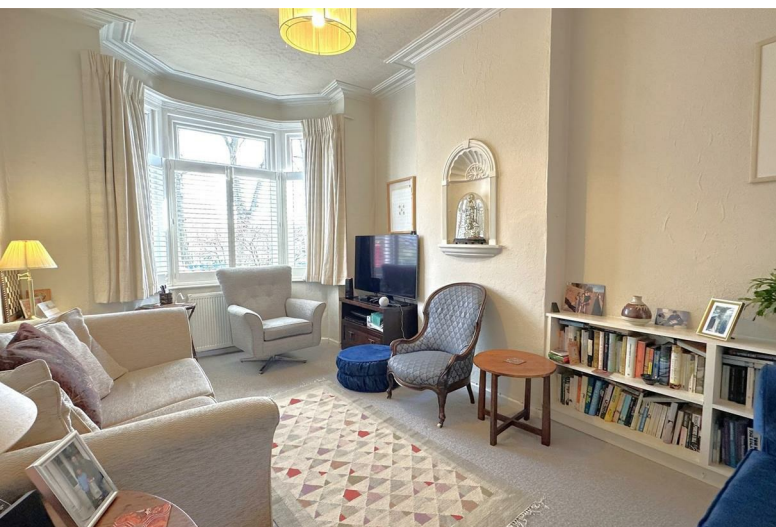




## 148 Franklin Road

Cotteridge, Birmingham, B30 2HF

Offers Over £400,000





**\*WONDERFUL PARK VIEWS!\*** This is a most wonderful, period terrace which has stunning park views and a wealth of period details but also the opportunity to improve and update for the right buyers but it ready to move straight into! Set back from the road behind a pretty fore garden you access the main house via an ornate storm porch which in-turn opens into an entrance vestibule with a stunning period hallway beyond with original, refurbished tiling, open plan, bright and airy living and dining room, breakfast kitchen, utility space, ground floor wc and a pretty mature rear garden with the allotments behind. To the first floor there are two great double bedrooms, further good size third bedroom and a modern shower room. You couldn't be better placed for all the area has to offer being only a short walk to Bournville train station with it's excellent commuter links and also having Cotteridge park just on the door step. Alongside this you have vibrant Stirchley close by with all its well documented independent businesses, Bournville's historic village green, some excellent local schools and also the amenities offered on Cotteridge high street. To book your viewing please call our Bournville sales team.



### Approach

This nicely presented and sizable three bedroom mid terrace is approached via a beautiful manicured front garden with a varied selection of plants and shrubs with pathway in-turn leading to an ornate storm porch with a double glazed composite front entry door with double glazed window above opening into:

### Entrance Vestibule

With red quarry tiled floor covering, dado rail, cornice to ceiling, in-built meter cupboard and glazed interior door opening into:

### Main Hallway

With original style checker board tiled Minton floor covering, two ceiling light points, decorative archway with plaster corbels, central heating radiator, dado rail, partial cornice to ceiling, stairs gives rise to the floor floor landing, door opens into under stairs storage cupboard with wall mounted Worcester Bosch combination boiler, frosted single glazed window to the side and providing useful storage and internal door from the hall opens into:

### Open Plan Living/Dining Room

27'5" into bay x 10'7" to recess (8.36m into bay x 3.23m to recess)

With living area having double glazed picture bay window to the front aspect, cornice to ceiling, ceiling light point with ceiling rose and central heating radiator. Dining area with double glazed

French doors giving views and access to the rear garden, further central heating radiator, inset decorative fireplace with wooden mantle piece and surround and raised tiled hearth.

### Breakfast Kitchen

18'6" x 9'10" into bay (5.66m x 3.00m into bay)

From hallway step and door opens into breakfast kitchen with double glazed bay window to the side aspect, central heating radiator, two ceiling light points and kitchen offers a selection of shaker style wall and base units with block block wooden work surfaces, integrated four ring burner gas hob with integrated Neff oven and in-built extractor above, space facility for fridge freezer and dishwasher, ceramic one and a half drainer with hot and cold mixer tap, double glazed window to the rear aspect, double glazed door with an accompanying double glazed window giving views and access to the rear garden, tiled splash backs and open walkway into:

### Inner Lobby

With plumbing facility for washing machine, in-built shelving, single glazed window to the side aspect and bi-folding doors opens into:

### Ground Floor WC

4'05" x 3'01" (1.35m x 0.94m)

With low flush WC, frosted single glazed window to the side aspect, corner fitted sink with hot and cold taps.

### First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with double glazed window to the side aspect, ceiling light point point, loft access point, central heating radiator and interior doors opening into:

#### Bedroom Three

12" x 8'01" (3.66m x 2.46m)

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

#### Re-Fitted Shower Room

6'05" x 4'11" (1.96m x 1.50m)

With walk-in shower with mains power shower over, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, push button WC, frosted double glazed window to the side aspect, fully tiled to all walls and floor and recessed spots to ceiling.

#### Bedroom Two

12'02" x 12'09" (3.71m x 3.89m)

With double glazed window to the rear aspect, central heating radiator, ceiling light point and floor to ceiling double in-built wardrobes to alcoves,

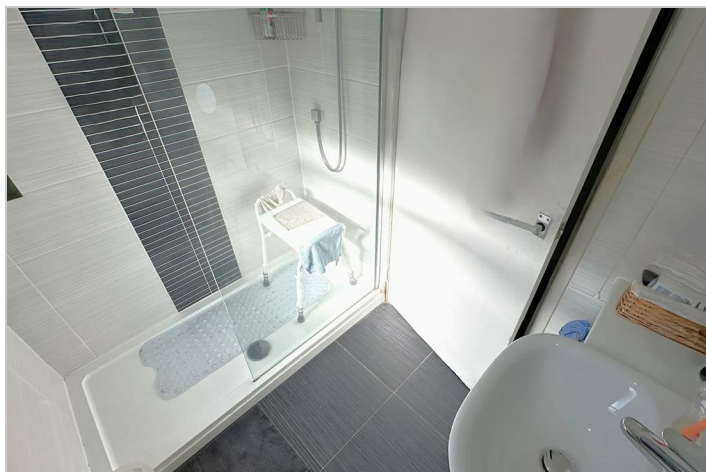
#### Bedroom One

12'02" x 15'11" (3.71m x 4.85m)

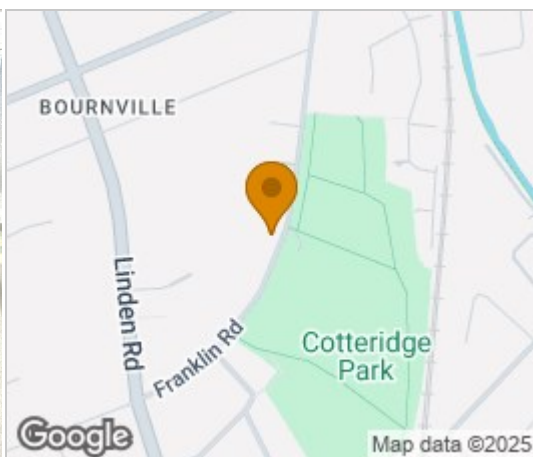
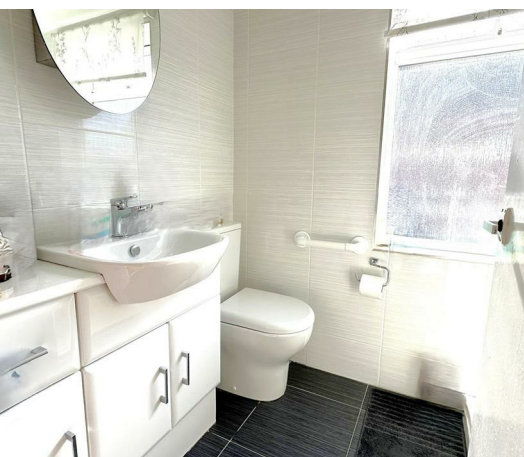
With ceiling light point, two double glazed windows giving lovely picture views of Cotteridge park and central heating radiator.

#### Rear Garden

From the breakfast kitchen access is gained from the side return and pathway leading to a secure gate to the shared front of the property, then rear garden with an initial block paved patio area for outside seating and entertaining and steps leads to the main garden area with a beautifully manicured rear garden with various level lawns with raised bricked decorative flowerbeds, sculpture lawns and being fully stocked, with plants, trees and shrubs to all borders. Lawn leading to the rear garden with a garden shed and being finished with a mixture of hedgerow and fencing to all borders.







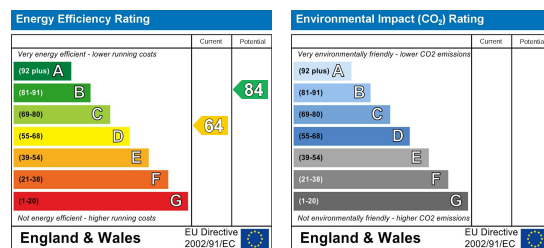
## Floor Plan



## 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



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.