



£265,000

59 Midland Road, Cotteridge, Birmingham, West Midlands, B30 2ES

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EXCELLENT TWO BEDROOM HOME WITH NO CHAIN! Offering an abundance of charm and character and having the added bonus of being offered with no onward chain is this lovely, good size, two double bedroom period home situated on the ever-popular Midland Road in Cotteridge. Being Ideally placed for all of the well known amenities including only being only a short walk into Cotteridge park, all commuter links well catered for with Bournville and Kings Norton train stations being close by and also sitting in the catchment for some of the area's most sought-after schools. You are also well placed for all of the local amenities including Stirchley's vibrant high street, Cotteridge high street and also having Bournville close by, you couldn't be better placed! The house itself offers the following; pretty fore garden, front reception with bay window, rear dining room, kitchen and a mature rear garden. To the first floor there are two good double bedrooms and four-piece bathroom. To book your viewing of this lovely home please call our Bournville sales team!

Approach

This nicely presented, two bedroom mid terrace is approached via a communal front pathway with a low level front wall with a low maintenance stone front fore garden leading to a feature composite leaded light front entry door with frosted glazed windows above opening into:

Front Reception Room

11'4" x 13'2" to bay (3.47 x 4.02 to bay)
With double glazed bay window to the front aspect, in-built meter cupboards to alcoves, inset gas fire (not tested) on raised hearth and wooden mantle piece and surround, ceiling light point, Victorian style radiator and interior door opening into:

Rear Reception Room

12'3" x 11'4" (3.75 x 3.47)
With door opening into under stairs storage cupboard, double glazed window to the rear aspect, Victorian style radiator, ceiling light point, door to stairs giving rise to the first floor, laminate wood effect floor covering, feature recess to chimney breast and open arched walkway opens into:

Kitchen

10'6" x 6'6" (3.22 x 2)
With a matching selection of cream fronted wall and base units with hardwood wooden block work surfaces with integrated four ring burner gas hob and integrated double oven, stainless steel splash backs, stainless steel extractor, space facility for integrated washing machine, one and a half bowl sink and drainer with hot and cold mixer tap, laminate wood effect floor, double glazed window to the side, further frosted double glazed exterior door giving access to the rear garden and boiler cupboard housing Worcester Bosch combination boiler fitted in 2023.

Rear Garden

With blue slate engineering pathway to side return leading to outbuildings and storage and sleepers steps giving access to the main garden with an initial patio area and Cotswold stone and pathway giving access to the main garden with low maintenance astro-turf, raised vegetable patches, garden shed and wooden access gate giving to a shared rear access.

First Floor Accommodation

From the rear reception room stairs gives rise to the first floor landing with ceiling light point, loft access point and internal doors opening into:

Bedroom One

13'8" x to bay 11'4" (4.18 x to bay 3.47)
With double glazed bay window to the front aspect, inset decorative cast iron fireplace with tiled hearth, exposed and refurbished wooden floor covering, ceiling light point, central heating radiator and door opening into over stairs storage cupboard.

Bedroom Two

12'2" x 8'6" (3.71 x 2.6)
With double glazed window to the rear aspect, Victorian style central heating radiator, inset decorative cast iron fireplace with tiled hearth, shelving to eaves and ceiling light point.

Bathroom

With a four piece bathroom suite comprising a corner entry shower with mains powered shower over, panel bath with hot and cold taps, push button low flush WC, feature wash hand basin with hot and cold mixer tap, central heating radiator, tile effect floor covering, tiling to splash backs, wall mounted extractor and ceiling light point.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

