



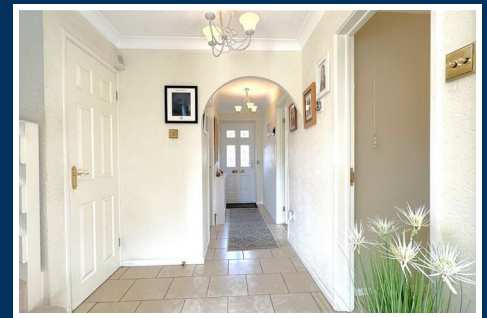
11 Birch Close

Bournville, Birmingham, B30 1NA

Offers In The Region Of £599,950



A STUNNING 3 TO 4 BEDROOM DETACHED FAMILY HOME IN A PRIME LOCATION! Nestled in one of Bournville's most sought-after cul-de-sacs, this immaculate three-bedroom detached home offers exceptional space, style, and versatility. Originally designed as a four-bedroom property, the current owners have transformed two rooms into a luxurious main suite, but the layout can easily be reinstated to its original four-bedroom design if desired. Set on a generous enviable plot, this home is ideally positioned for everything the area has to offer. Just a short stroll from Rowheath playing fields and park, it also benefits from renowned local schools, Bournville's historic village green, and excellent commuter links around the city—all within easy reach. The property itself boasts impressive curb appeal, featuring a well-maintained front garden, driveway, and access to a full-length double garage. Inside, the welcoming entrance hallway leads to a stylish, contemporary breakfast kitchen, a formal dining room, and a spacious full-width living room with stunning garden views. A guest cloakroom completes the ground floor. Upstairs, the expansive main bedroom suite enjoys a dedicated dressing area and a beautifully re-fitted contemporary shower room. There is also a second generous double bedroom, a third well-sized bedroom, and a stylish family bathroom. The sunny rear garden provides the perfect space for relaxation and entertaining, with side access leading directly to the garage. Rarely do homes of this calibre become available in such a highly desirable location. Don't miss out—contact our Bournville sales team today to arrange your viewing!



Approach

This beautifully presented three/four bedroom property is located in this quiet and peaceful cul-de-sac off Bournville Lane, having an excellent front garden with manicured fore lawn and raised decorative flowerbeds with block paved driveway providing off street parking for several vehicles leading to a storm porch and access gate to side, garage and in-turn leading to a composite double glazed front entry door opening into:

Entrance Hall

With ceramic tiled floor covering, two ceiling light points, cornice to ceiling, stairs giving rise to the first floor landing and glazed internal door opens into:

Breakfast Kitchen

15'0" x 9'80" (4.57m x 2.74m)

With a contemporary selection of cream fronted wall and base units with integrated AEG induction hob with glass splash backs and stainless steel extractor above, integrated AEG double oven and steam oven / grill, integrated AEG microwave, stainless steel sink one and a half bowl with hot and cold mixer tap in-built into quartz work surface and drainer, integrated washing machine, integrated under counter fridge, integrated dishwasher, double glazed window to the front aspect, recessed spots to ceiling, laminate wood effect floor covering, double glazed exterior door and windows giving views and access to the side return, central heating radiator and drop down ceiling light point over dining area.

Dining Room

9'04" x 10'04" (2.84m x 3.15m)

From hallway glazed internal door opens into dining room with double glazed window to the front aspect, ceiling light point, cornice to ceiling and central heating radiator.

Downstairs WC

3'11" x 9'03" (1.19m x 2.82m)

With wash hand basin on vanity unit with hot and cold mixer tap, push button low flush WC, frosted double glazed window to the side aspect, ceiling light point, cornice to ceiling, wall mounted fuse board, tiled floor central heating radiator and tiling to splash backs.

Rear Living Room

22'08" x 12' (6.91m x 3.66m)

From hallway glazed French doors open into the living/dining room with two drop down ceiling light points, three further wall mounted light points, inset living flame fire with Sandstone hearth and mantle piece and surround, double glazed window to the rear aspect, two central heating radiators, cornice to ceiling and double glazed sliding patio doors giving views and access to the rear garden.

Rear Garden

The sunny rear garden with a sandstone full width landscaped patio for excellent outside and entertaining area with an electric canopy porch and low level walling with decorative flowerbeds inserted and steps leading onto a manicured lawn, decorative flowerbeds and rockery. Finished with panel fencing and from the garden double glazed exterior door opens into:

Double Length Garage

30'07" x 8'08" (9.32m x 2.64m)

With wooden up and over door to the front driveway, various lighting and storage options, plumbing for washing machine, tumble dryer and space for fridge freezer.

First Floor Accommodation

From hallway turning staircase with balustrading gives rise

to the first floor landing with ceiling light point with ceiling rose, cornice to ceiling, loft access point, frosted double glazed window to the side, door opening into airing cupboard with in-built shelving and further doors opening into:

Main Bedroom

22'6" max x 12'2" max x 10'04" min (6.86m max x 3.71m max x 3.15m min)

Two double glazed windows to the front aspect, two central heating radiators, ceiling fan light point, further ceiling light point, two wall mounted light points, in-built storage cupboards and wardrobes including dresser and chest of drawers and internal door opening into:

Contemporary En-Suite Shower Room

10'02" x 2'10" (3.10m x 0.86m)

With double 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 low flush WC, frosted double glazed window to the side aspect, wall mounted heated chrome towel rail, recessed spots to ceiling, fully tiled to walls and wooden laminate effect flooring.

Bedroom Two

10'0" x 11'05" (3.05m x 3.48m)

With double glazed window to the rear aspect, central heating radiator, ceiling fan light point, cornice to ceiling and walk-in wardrobe providing excellent storage space.

Bedroom Three

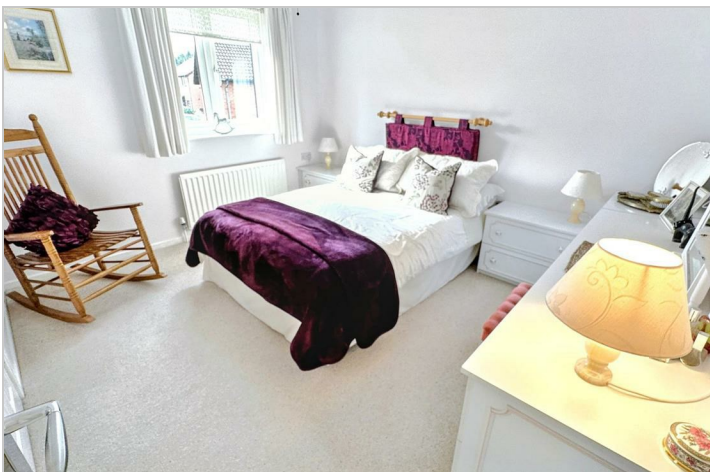
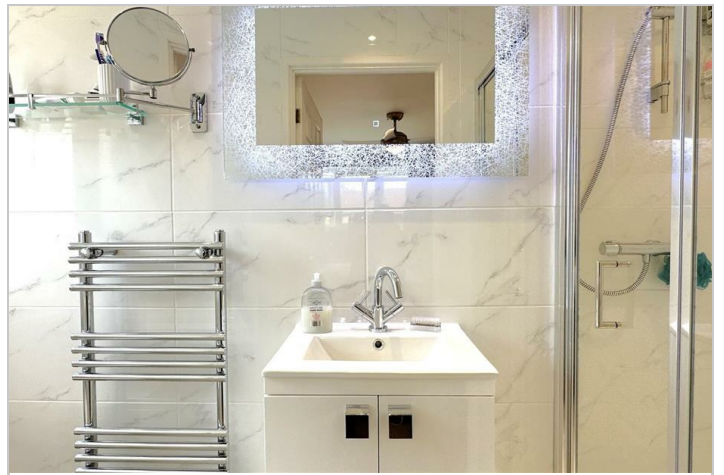
10'03" x 10'05" (3.12m x 3.18m)

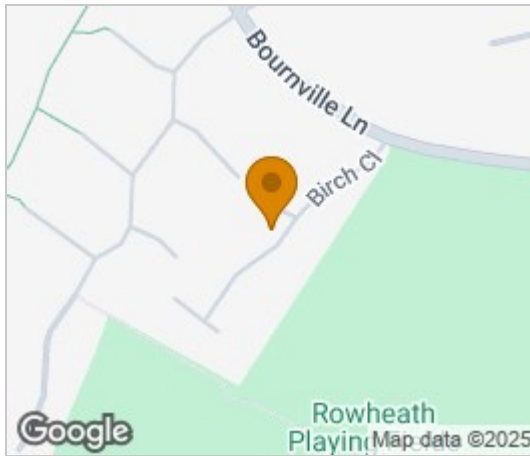
With double glazed window to the rear aspect, ceiling light point, cornice to ceiling, central heating radiator and further door opens into walk-in storage cupboard/wardrobe.

Bathroom

7'02" x 7'02" into window recess (2.18m x 2.18m into window recess)

With panel bath with hot and cold mixer tap and Jacuzzi jets and mains powered shower over, wash hand basin on vanity unit with hot and cold mixer tap with under sink storage, low flush push button WC, heated chrome towel rail, tiled floor covering, fully tiled to all splash back, frosted double glazed window to the side aspect, recessed spots to ceiling and cornice to ceiling,





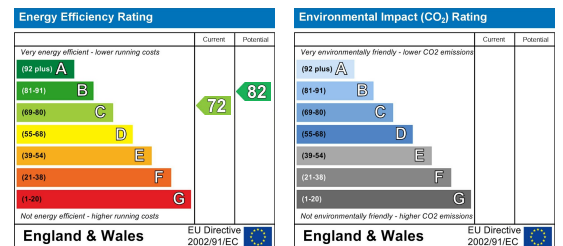
Floor Plan



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.