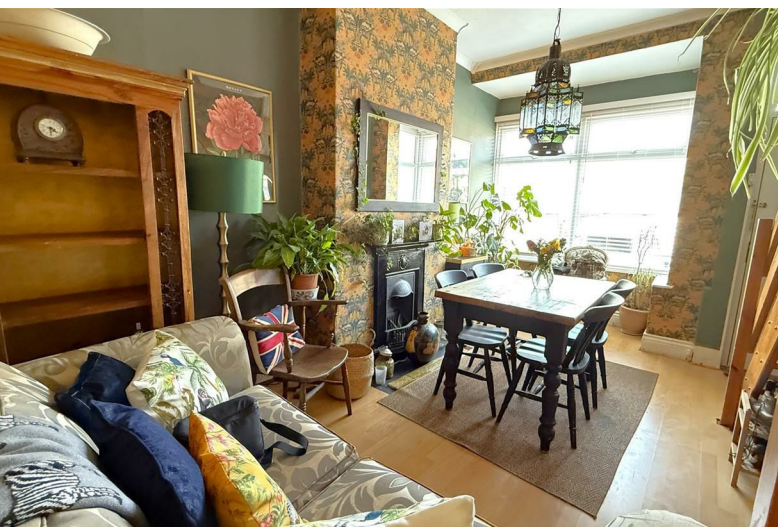




9 Dell Road

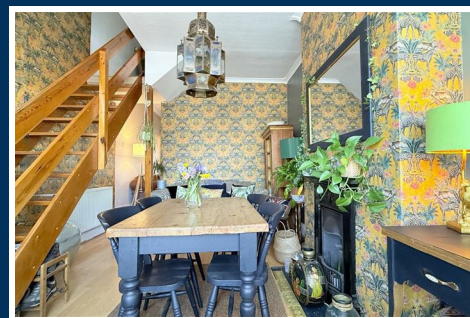
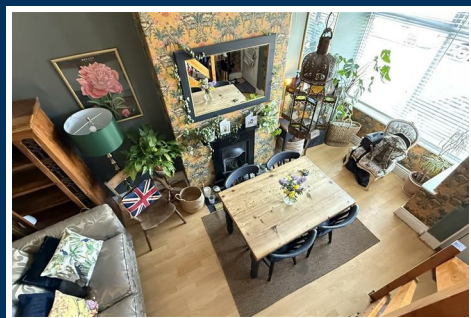
Cotteridge, Birmingham, B30 2JB

Offers In The Region Of £250,000



A Deceptively Spacious and Beautifully Presented Three-Bedroom End Terrace – Ready to Move Into!

This is an excellent, uniquely styled, three bedroom end of terrace home which has been updated and , re-configured and modernised by the current owner to offer an excellent home alongside having the bonus of a great size kitchen and sunny rear garden! Ideally placed for all the area has to offer as you're just a short walk into Cotteridge Park, well positioned for the amenities in Cotteridge and Stirchley's vibrant high streets and there are also great transport links via both road and rail. Furthermore you have lovely walks along the canal routes close by and this all with the benefit of no onward chain! The accommodation offers front garden, front dining room with period details and bay window, lovely rear lounge with log burning stove, modern good size breakfast kitchen and a sunny rear garden. To the first floor there are three bedrooms and a bathroom. To book your viewing of this great home please call our Bournville sales team.



Approach

This nicely presented and sizable three bedroom end of terrace is approached via a landscaped front fore garden including bin storage area with raised flowerbeds with steps and handrail to a composite front entry door with frosted double glazed window above opening into:

Front Reception Room

17' into bay x 11'05" (5.18m into bay x 3.48m)

With double glazed bay window to the front aspect, cornice to ceiling, open staircase gives rise to the first floor landing, meter cupboard, laminate floor covering, inset decorative cast iron fireplace, ceiling light point, central heating radiator and open walkway with step leading into:

Rear Reception Room

11'05" x 13'02" (3.48m x 4.01m)

With cornice to ceiling, laminate wood effect floor covering, inset log burning stove on raised slate hearth with exposed brick backing, double glazed window to the rear aspect, ceiling light point, central heating radiator and glazed interior door and step leads into:

Great Size Kitchen

15'02" x 7' (4.62m x 2.13m)

With a matching selection of contemporary white gloss fronted wall and base units with hardwood block wooden work surfaces, tiling to splash backs,

tilled floor covering, central heating radiator, inset ceramic one and a half sink and drainer with hot and cold mixer tap, integrated four ring burner gas hob with integrated double oven, space facility for washing machine and tumble dryer, integrated fridge and freezer, breakfast bar area, double glazed French doors to the rear, wall mounted recently re-fitted Worcester Bosch combination boiler, double glazed window to the side aspect and further original style feature window to the side aspect,

First Floor Landing

From the front reception room staircase gives rise to the first floor split level landing with two ceiling light points and step and interior door opens into:

Bedroom One

11'06" x 8'03" (3.51m x 2.51m)

With two double glazed windows to the front aspect, ceiling light point, two double in-built wardrobes with excellent storage space, laminate wood effect floor covering and central heating radiator.

Bedroom Two

11'02" x 8'4" (3.40m x 2.54m)

With double glazed window to the rear aspect, ceiling light point, laminate wood effect floor covering, central heating radiator and walk-in cupboard.

Bedroom Three

8'10" x 7' (2.69m x 2.13m)

With double glazed window to the rear aspect, loft access point, recessed spots to ceiling and central heating radiator.

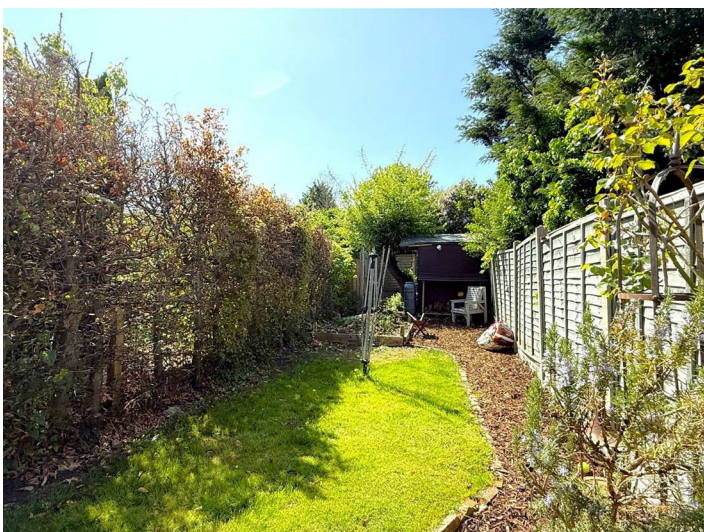
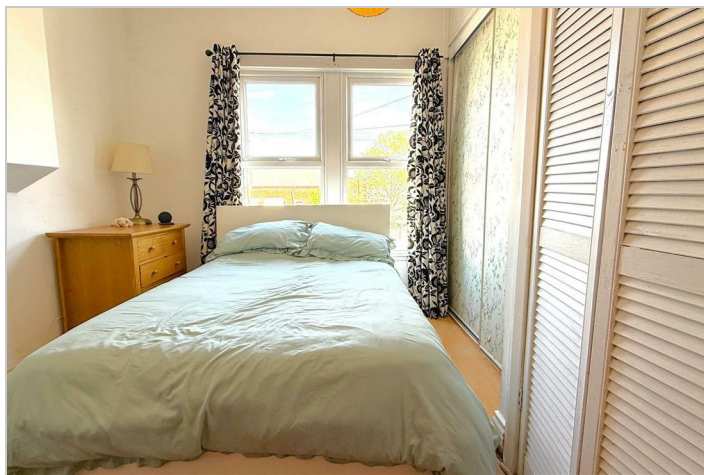
Bathroom

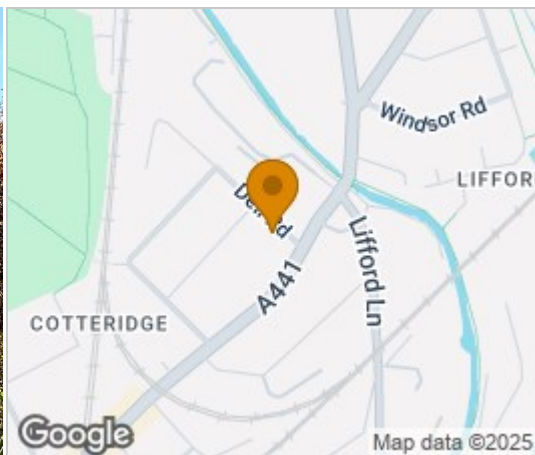
4'04" x 5'07" (1.32m x 1.70m)

With p-shaped panel bath with mains powered shower over, wash hand basin on pedestal with hot and cold mixer tap, hidden cistern push button WC, fully tiled to walls and splash backs, heated chrome towel rail and recessed spots to ceiling,

Rear Garden

Being accessed from the French doors in the kitchen which lead out to an initial patio area with outside seating and entertaining space and step leads up to the main garden area being laid mainly with lawn with a mixture of panel fencing and hedgerows to borders which in-turn leads to rear garden area with further seating areas, pitch roof garden shed, log store, mature trees and step leads to a rear concrete area with rear wooden access gate.





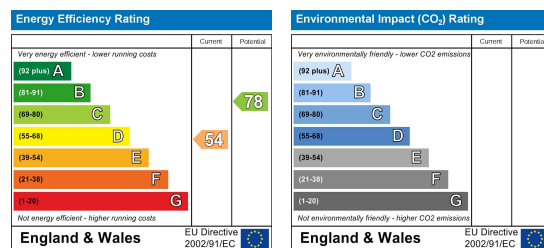
Floor Plan



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.