



58 Cartland Road

Stirchley, Birmingham, B30 2SE

Offers Over £270,000



***EXTENDED FOUR BEDROOM FAMILY HOME IN GREAT LOCATION!** Situated on the ever-popular Cartland Road, right on the sought-after border of Stirchley and Kings Heath, this sizeable and nicely presented four-bedroom semi-detached home offers superb space for a family with the potential to further improve. Ideally located for access to Stirchley's flourishing high street, Kings Heath's array of amenities, and excellent transport links including Bournville train station, offering swift connections to the QE Hospital, University and City Centre — with the Pineapple Road station opening soon just a stones throw away with connections to Kings Heath, Moseley and City Centre. Highly regarded local schools are also within easy reach. The accommodation comprises: a welcoming entrance hallway, front living room, open-plan kitchen/dining room, conservatory, and a landscaped rear garden. Upstairs, there are three bedrooms and family bathroom with a further staircase giving rise to the top floor fourth bedroom. The property also benefits from external insulating cladding and solar panels. This is a wonderful opportunity to purchase a versatile and extended home in a prime location. To arrange your viewing, contact our Bournville Sales Team today!

EPC Rating: B | Council Tax Band: B.



Approach

This nicely presented four bedroom semi detached property is approached via mature hedgerows to boundaries and low level wall, then steps and pathway leads down to the front garden area with mainly mature lawn and block paving giving access to the side lean-to and in-turn leading to composite front entry door opening into:

Entrance Hall

With two frosted double glazed window to the side aspect, in-built meter cupboard, ceiling light point, stairs giving rise to the first floor landing, central heating radiator and door opening into:

Front Reception Room

14'05" into bay x 10'09" to chimney breast recess (4.39m into bay x 3.28m to chimney breast recess) With double glazed bay window to the front aspect, central heating radiator, wall mounted gas fire (un-tested), ceiling light point and in-built shelving to eaves space.

Open Plan Rear Dining/Living and Kitchen

total 17'1" x 15'1" kitchen 8'04" x 6'03" (total 5.21m x 4.60m kitchen 2.54m x 1.91m)

With kitchen having a selection of wall and base units with roll edge work surfaces incorporating four ring burner gas hob with in-built extractor and integrated Bosch oven, space facility for washing machine, stainless steel sink and drainer with hot and cold mixer tap, under counter fridge and freezer, ceiling light point, cornice to ceiling,

double glazed window to the rear aspect, tiled floor covering, open storage space to under stairs with in-built shelving, frosted double glazed exterior door giving access to the side lean-to and open walkway into living room.

Living Area

9'07" x 14'11" (2.92m x 4.55m)

With wall mounted gas fire (not tested), ceiling light point, central heating radiator and sliding patio doors opens into:

Conservatory

11'08" x 9'03" (3.56m x 2.82m)

With double glazed windows to the side and rear respectively, central heating radiator and double glazed French doors giving access to the rear garden.

Side Lean-To

Accessed from the front of the property or the rear patio area and with suitable storage and perspex roof.

First Floor Accommodation

From Hallway staircase gives rise to the first floor landing with ceiling light point, double glazed window to the side aspect, door giving access to stairs to the top floor landing and further doors opening into:

Bedroom One

15'06" to rear of wardrobe x 9'10" (4.72m to rear of wardrobe x 3.00m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and in-built storage.

Bedroom Two

10'11" x 9'05" max (3.33m x 2.87m max)

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

Bedroom Three

7'05" x 7'09" (2.26m x 2.36m)

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

Bathroom

6'11" x 6'10" (2.11m x 2.08m)

With a panel bath with electric shower over, wash hand basin on vanity unit with hot and cold taps and under sink storage, push button low flush WC, frosted double glazed window to the rear aspect, wall mounted extractor, in-built airing cupboard housing Worcester Bosch combination boiler, central heating radiator and tiling to splash backs.

Top Floor Accommodation

From the first floor landing staircase gives rise to

the top floor landing with landing with double glazed window to the side aspect, ceiling light point and internal door opens into:

Bedroom Four

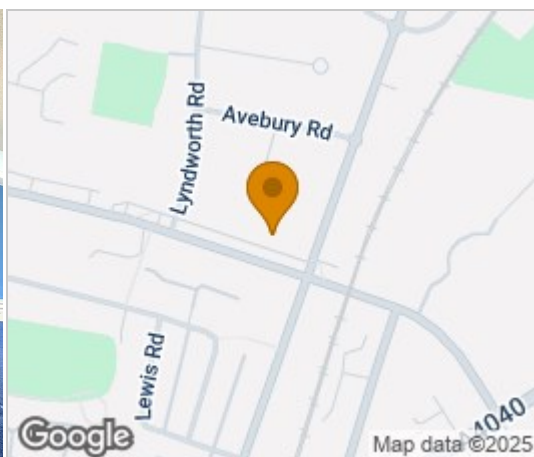
14'07" max x 16'02" max x 11'08" min (4.45m max x 4.93m max x 3.56m min)

With two double glazed Velux roof lights to the front and rear aspects, storage to eaves space, central heating radiator, ceiling light point and restricted head height.

Rear Garden

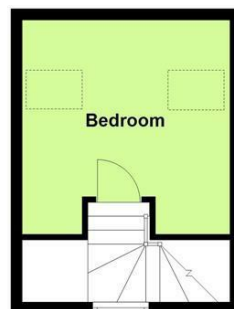
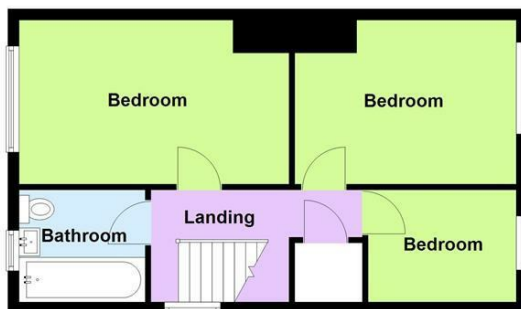
Also being access from the side lean-to or conservatory with a raised block paved patio and sloping pathway on to the main garden area being laid with lawn and pathway leading to the rear of the garden area with hard standing for two garden sheds and being finished with a mixture of hedgerows and trees to all boundaries.





Floor Plan

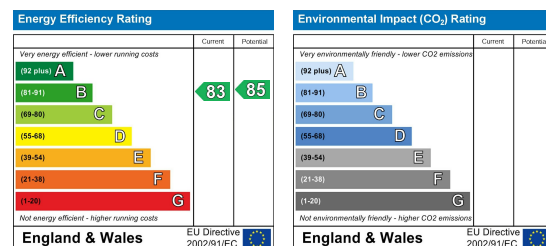
Cartland Road - NOT TO SCALE - For illustrative purposes only



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



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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.