

36 Bunbury Road  
Bournville, Birmingham, B31 2DP  
Offers In The Region Of £595,000



A simply wonderful Edwardian family home, full of charm, character and space, ideally positioned on the edge of the Bournville Village Trust. Set back from Bunbury Road behind a beautifully maintained front garden and spacious driveway, this impressive three-storey property combines stunning period features with tasteful modern updates, while still offering exciting further potential for the future. The ground floor offers generous living accommodation including a grand entrance hallway, elegant dining room, spacious living room with feature fireplace and bay window, a sun room/conservatory overlooking the garden, a guest WC, a cosy breakfast room and a well-fitted kitchen. The mature rear garden offers various seating areas, perfect for relaxing or entertaining, with access to a garage at the rear. Upstairs on the first floor are two excellent double bedrooms, a beautifully re-fitted four-piece family bathroom, a separate WC, and a third bedroom which also serves well as a home office or study. A further staircase leads to the top floor, where you'll find two additional double bedrooms, a useful storage room and plentiful eaves storage. Located within easy reach of highly regarded local schools, excellent transport links and the popular amenities of Bournville, Northfield, Cotteridge, Stirchley and Longbridge Village, this is a rare opportunity to acquire a substantial character home in a sought-after South Birmingham location. To arrange your viewing, please contact our Bournville Sales Team today



#### Approach

This sizable five bedroom period semi is approached via a front mature fore garden with lawns and hedgerows to boundaries and flowerbeds with a selection of mature plants, trees and shrubs leading to a side access way via wrought iron gates to side return with tarmac area suitable for parking and leads to a ornate storm porch with re-tiled flooring and single glazed French doors with accompanying side windows opening into:

#### Main Entrance Hall

With original Minton tiled flooring, central heating radiator, stairs with decorative balustrades gives rise to the first floor, cornice to ceiling, picture rail, decorative archways with corbels, hardwood door with single glazed window above giving access to the side return, further single glazed frosted window to the side and interior doors open into:

#### Ground Floor WC

6'01" x 4'04" (1.85m x 1.32m )

With wash hand basin on pedestal, low flush WC, frosted double glazed window to the rear aspect, wall mounted central heating boiler, tiled floor and splash backs.

#### Side Storage

With in-built shelving.

#### Front Reception Room

16'11" into bay x 14'11"to recess (5.16m into bay x 4.55mto recess)

With feature single glazed sash bay window to the front aspect, Victorian style floor mounted central heating radiator, exposed refurbished wooden floor covering, cornice to ceiling, picture rail, ceiling light point with ceiling rose, inset art deco fireplace with tiled surround and hearth and shelving to alcoves.

#### Rear Reception Room

13'10" x 18' (4.22m x 5.49m)

With exposed refurbished wooden floor covering, cornice to ceiling, ceiling light point, central heating radiator, space for fireplace with raised hearth, wooden mantle piece and surround, interior single glazed French door with accompanying above and side windows giving access into:

#### Conservatory

13'10" x 8' (4.22m x 2.44m)

With tiled flooring, double glazed French doors giving access to the rear garden with accompanying double glazed windows to the side aspect, central heating radiator and facility for two wall mounted light points.

#### Breakfast Room

14'0" x 12'04" (4.27m x 3.76m )

With single glazed bay window to the side aspect, central heating radiator, ceiling light point, picture rail and door opens into:





#### Kitchen

20'07" x 8'0" (6.27m x 2.44m)

From breakfast room or conservatory leads into kitchen with a matching selection of gloss fronted wall and base units with roll edge work surfaces with integrated four ring burner gas hob with integrated double oven, inset one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space facility for fridge freezer, space facility for dishwasher, washing machine and tumble dryer, tiling to splash backs, tiled floor covering, recessed spots to ceiling, central heating radiator, double glazed window to the rear aspect, hardwood double glazed door giving access to the rear garden and door opening into side return giving access to the front driveway.

#### Rear Garden

Being accessed from the kitchen or conservatory leads to a lovely mature rear garden with mainly lawn with decorative flowerbeds to all borders housing a varied selection of plants, trees and shrubs, panel fencing to borders and stoned pathway leading to the rear garden area with further mature trees, plants and shrubs and opens onto the rear drive with a metal up and over door into the garage and wooden double opening gates onto the driveway.



#### Garage

15'03" x 15'15" (4.65m x 4.57m )

#### First Floor Accommodation

From hallway staircase with decorative balustrades gives rise to the first floor landing with single glazed window to the side aspect, cornice to ceiling, decorative picture rail, central heating radiator, stairs gives rise to the top floor landing and internal door opens into:

#### Bedroom One

14'11" into recess x 17'03" into bay (4.55m into recess x 5.26m into bay)

With single glazed sash bay window to the front aspect, inset decorative original style cast iron fireplace with mantle piece and surround, cornice to ceiling, picture rail, floor standing Victorian style radiator and ceiling light point with ceiling rose.



#### Bedroom Two

13'10" x 18'1" (4.22m x 5.51m)

With two single glazed sash windows to the rear aspect, central heating radiator, inset original style cast iron fireplace with decorative mantle piece and surround, picture rail, cornice to ceiling, ceiling light point with ceiling rose and wall mounted contemporary light points.

#### Separate WC

4'7" x 3' (1.22m x 0.91m )

With low flush WC, frosted double glazed window to the side aspect, fully tiled to all walls and floor.

#### Contemporary Re-Fitted Bathroom

9' x 7'01" (2.74m x 2.16m )

With corner entry shower with mains shower over, contemporary free standing bath with hot and cold mixer tap and shower attachment, frosted double glazed window to the front aspect, floor mounted Victorian style radiator, wash hand basin on vanity unit with hot and cold mixer tap, tiling to splash backs, recessed spots to ceiling and tiled flooring.



#### Bedroom Three

14' x 9'11" (4.27m x 3.02m)

With refurbished exposed wooden floor covering, floor mounted Victorian style radiator, feature brick exposed chimney breast with insert decorative cast iron fireplace and surround, single glazed sash window to rear and ceiling light point.

#### Top Floor

From the first floor landing stairs gives rise to the top floor landing with ceiling light point, loft access point and internal door opening into:



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.

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Bedroom Four

18'4" max into bay x 12'7" min x 20'8" max x 12'9" (5.61m max into bay x 3.84m min x 6.32m max x 3.91m)  
With double glazed dormer to the rear aspect, two ceiling light points, open walkway into sleeping area and central heating radiator.

Bedroom Five

14'09" x 17'08" into bay (4.50m x 5.38m into bay)  
With double glazed bay window to the front aspect, central heating radiator, ceiling light point, shelving to recess and

Storage Room

11'06" x 7'01" (3.51m x 2.16m )  
With a single glazed roof light, in-built shelving, exposed wooden floor covering and offers the further potential for a further bathroom.



Energy Efficiency Graph

