



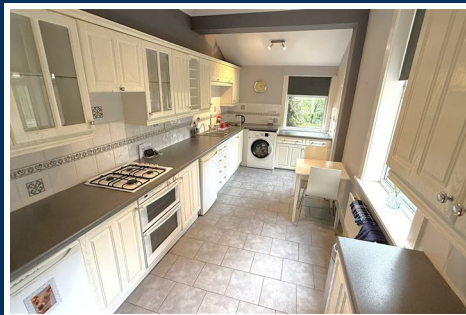
## 118 Station Road

Kings Norton, Birmingham, B30 1DB

Offers In The Region Of £289,000



**\*WONDERFUL PERIOD TERRACE, LOTS OF CHARACTER AND POTENTIAL AND NO CHAIN!\*** Set back behind a beautiful mature, landscaped front garden this spacious, two bedroom period home oozes character and charm and offers lots of further potential. Ideally placed for all the area has to offer including have great commuter links via nearby Kings Norton train station, a number of much in-demand local schools, amenities of Bournville, Cotteridge and Stirchley on the door step and also having Rowheath park close at hand, you couldn't wish for a better location! The house itself has been lovingly cared for and updated to offer a blend of period details alongside modern refinements with the accommodation on offer comprising; front garden, vestibule, hallway, front reception room with fireplace and bay window, rear reception, extended kitchen - dining room, wonderful, mature rear garden with outbuildings and wc. To the first floor there is a modern four piece bathroom, good size second bedroom and a fantastic main bedroom. Offering further scope this is a superb home ready for it's next chapter. Please call our Bournville team to book your viewing.



#### Approach

This excellent-sized, two-bedroom period mid-terrace home is beautifully presented and full of charm. The property is approached via a landscaped fore garden, enclosed by low-level boundary walling with elegant wrought iron railings and a matching front gate. Upon entering, you're greeted by a well-tended block-paved front garden, tastefully planted with mature shrubs, trees, and plants. A distinctive blue engineering brick pathway gently winds its way through the garden, guiding you to a set of steps that lead up to the storm porch. The entrance features a composite double-glazed front door set beneath a double-glazed overhead window, allowing natural light to filter into the porch and interior hallway beyond.

#### Entrance Vestibule

Stepping inside, the entrance hallway features an original-style Minton tiled floor, adding a touch of timeless elegance. Cornicing to the ceiling enhances the period character, while a glazed interior door with a matching glazed window above allows additional light to filter through, creating a bright and welcoming space. This door opens into:

#### Main Hall

The hallway continues with ceiling cornicing that complements the property's period style. A staircase rises to the first floor, and a central heating radiator provides warmth to the space. A charming arched opening adorned with decorative corbels adds architectural interest and leads to a set of interior doors, which in turn open into:

#### Front Reception Room

14'01" x 10'08" (4.29m x 3.25m )

A beautifully appointed front reception room awaits, featuring a double-glazed bay window to the front aspect that fills the space with natural light. Period details abound, including ceiling cornicing, a picture rail, and a central ceiling light point with an ornate ceiling rose. The room boasts an oak hardwood floor covering and two central heating radiators for warmth and comfort. A standout feature is the inset gas fire set within a period-style cast iron fireplace, complete with a raised slate hearth and an elegant wooden mantelpiece and surround, creating a perfect focal point for the space.

#### Dining Room

11'08" x 10'10" (3.56m x 3.30m )

From the hallway, a door opens into the dining room, which benefits from a central ceiling light point and a central heating radiator, creating a cosy space ideal for entertaining or family meals. A further door provides access to a useful under-stairs storage area, which offers the potential to be converted into a partial utility space, with ample room and provision for a tumble dryer. A glazed oak internal door, accompanied by a small step down, leads through to:

#### Enlarged Breakfast Kitchen

16'08" x 8'02" (5.08m x 2.49m )

This leads into the kitchen, a bright and functional space featuring double-glazed windows to both the side and rear elevations, along with a double-glazed UPVC exterior door providing access to the side return—ideal for everyday convenience. The kitchen is well-equipped with a range of matching wall and base units, including decorative display cupboards, and is finished with roll-edge work surfaces and coordinating tiled splashbacks. Appliances include a four-ring gas hob, integrated double oven, under-counter fridge and freezer, washing machine, and microwave. Additional features include two ceiling light points, a one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, and a tiled floor, completing this practical and inviting culinary space.

#### Rear Garden

The fully landscaped rear garden is accessed directly from the kitchen via steps laid in blue engineering-style brickwork, which extend into the side return—also finished in matching brick—with a side wooden access gate leading to the front of the property. This area flows onto a raised blue engineering brick patio, offering a charming vantage point over the beautifully maintained rear garden. A wooden door provides entry to a set of original outbuildings, including a storage shed and a separate outside WC. The WC has been refitted with a traditional high-flush toilet, wall-hung wash hand basin with hot and cold mixer tap, tiled flooring, wall-mounted electric radiator, and a frosted single-glazed window looking out to the garden. The main garden area is a true delight, thoughtfully designed with blue slate chippings, circular patio features, and raised decorative flowerbeds, complemented by well-stocked

ornamental borders. A lawned section leads to the rear portion of the garden via a neat pathway, where you'll find a mature and vibrant display of trees, plants, and shrubs, creating a private and peaceful outdoor retreat. Toward the rear, there's a further seating patio area, complete with raised sleeper flowerbeds, vegetable patches, and a garden shed, all enclosed by panel fencing for added privacy and security.

#### First Floor Accommodation

From the hallway, a staircase with decorative balustrading and handrail ascends to a split-level first-floor landing, which provides access to all first-floor accommodation. The landing features a central heating radiator and an over-stairs storage cupboard, offering practical storage solutions. A loft access point is also located here, providing entry to a fully boarded loft space via a pull-down ladder. This area offers excellent additional storage and presents further potential for conversion into a loft room or additional bedroom, subject to the usual planning consents and building regulations. A partial step from the landing leads into:

#### Contemporary Bathroom

7'11" x 9'06" (2.41m x 2.90m)

The stylish family bathroom is finished to a high standard, offering both comfort and contemporary design. It features a corner-entry shower enclosure with a mains-powered shower, alongside a freestanding roll-edge bath with hot and cold mixer tap, ideal for relaxing soaks. A contemporary wash hand basin on a stand, also fitted with a mixer tap, is paired with a push-button WC for modern convenience. Additional fittings include a central heating radiator, a heated chrome towel rail, and a frosted double-glazed window to the side aspect for privacy and natural light. The bathroom is fully tiled to three-quarter wall height, with complementary floor tiling, and recessed ceiling spotlights create a bright, clean ambiance. An in-built airing cupboard houses the Ferroli combination boiler, discreetly tucked away yet easily accessible.

#### Main Bedroom

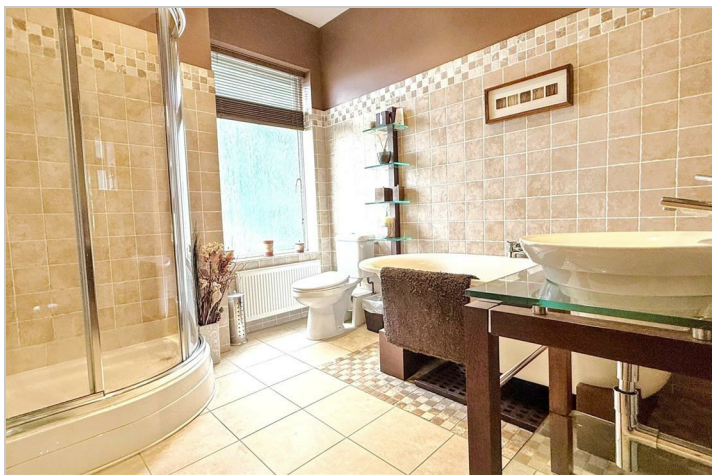
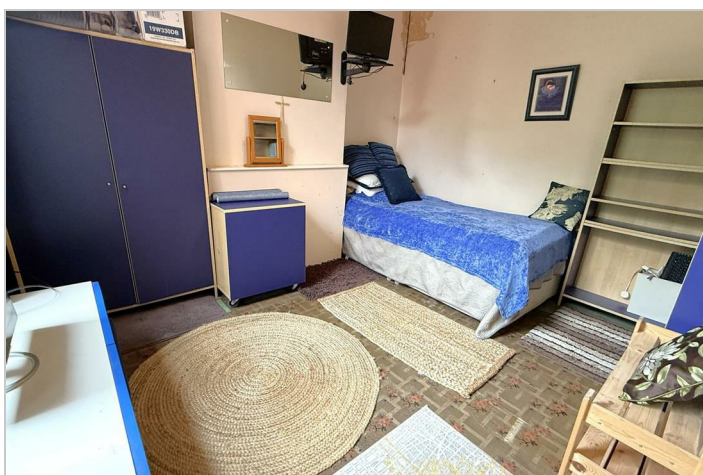
13'01" x 16'0" (3.99m x 4.877m )

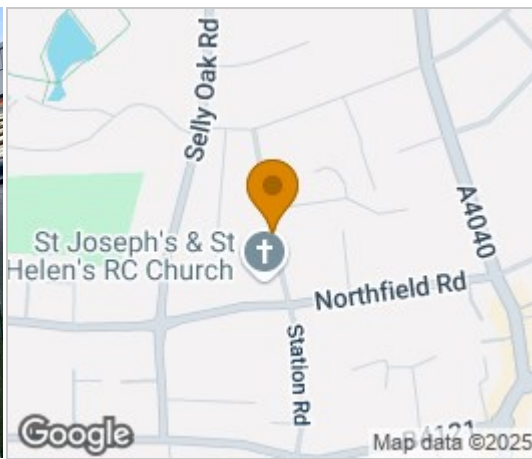
The primary bedroom is a superb-sized double room, enjoying an abundance of natural light thanks to two double-glazed windows to the front aspect. The space is well-lit with two drop-down ceiling light points, and warmth is provided by a central heating radiator. Generously proportioned, this room offers ample space for a full bedroom suite while retaining a bright and airy feel.

#### Bedroom Two

12'03" x 10'02" (3.73m x 3.10m)

The second bedroom is a well-proportioned double room, featuring a double-glazed window to the rear aspect that offers pleasant views over the garden. Additional features include a ceiling light point and a central heating radiator, ensuring the room is both bright and comfortable—ideal as a guest bedroom, child's room, or home office.





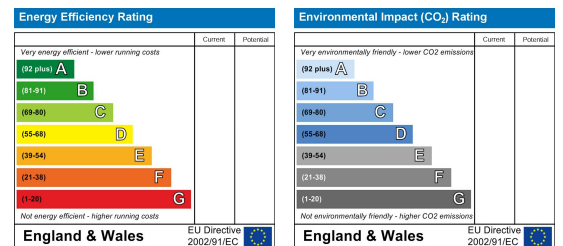
## Floor Plan



## 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.