



£239,950

34 Sparrey Drive, Bournville, Birmingham, West Midlands, B30 2LX

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Two Bedroom Semi-Detached Home with No Upward Chain! Tucked away within a peaceful and secluded development, this well-presented two-bedroom semi-detached property offers an excellent opportunity for first-time buyers or those looking to put their own stamp on a home. The house is perfectly liveable as it stands, yet provides scope for further updating and improvement to suit individual tastes. Superbly located just moments from the thriving Stirchley High Street, renowned for its array of independent shops, cafés, bars and eateries, this home also benefits from outstanding transport links—with Bournville Train Station nearby, providing easy access to Birmingham City Centre and beyond. The property is also well-positioned for Bournville, Selly Oak, and Kings Heath, offering a fantastic range of local amenities, leisure facilities, and green spaces. A number of well-regarded schools are within close proximity, making it a great option for young families as well. To arrange your viewing, please contact our friendly Bournville office today.

Approach

This well presented two bedroom semi detached property is approached via a tarmac and brick block paved driveway which provides off street parking for a number of vehicles including a side access point to the rear garden and then a UPVC frosted double glazed front entry door opens into:

Entrance Hall

With a wall mounted electric fuse box, central heating radiator, ceiling light point, cornice to ceiling, stairs giving rise to the first floor landing and interior door opens into:

Living Room

14'03" x 10'03" (4.34m x 3.12m)
With double glazed bay window to the front aspect, ceiling light point, cornice to ceiling, central heating radiator, inset electric fire on raised hearth and decorative mantle piece and surround, dado rail and internal door opening into:

Kitchen and Dining Room

13'3" x 10' (4.04m x 3.05m)
With kitchen having a selection of wall and base units with roll edge work surface, stainless steel sink and drainer with hot and cold mixer tap, integrated four ring burner gas hob, integrated Indesit oven and extractor over, two ceiling light point, double glazed window overlooking the conservatory, space facility for washing machine, space facility for fridge freezer, door opening into under stairs storage area, tiled floor covering, tiling to splash backs and double glazed sliding patio doors giving access into:

Conservatory

13'05" x 7'11" (4.09m x 2.41m)
With double glazed windows to the rear and side respectively, double glazed French doors to the rear garden, tiled flooring, central heating radiator, plumbing facility for tumble dryer and wall mounted light point.

Rear Garden

With initial full width slabbed paving including side return and wooden gate to the front driveway and main garden being low maintenance with a varied selection of mature plants and shrubs, further patio with raised decking area and being finished with a mixture of hedgerows and panel fencing to all borders and including hard-standing for a garden shed.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point with pull down ladder, ceiling light point, door opening into storage/airing cupboard housing wall mounted Baxi combination boiler and shelving and interior doors from the landing opening into:

Bedroom One

13'03" max x 9'05" max (4.04m max x 2.87m max)
With two double glazed windows to the front aspect, ceiling light point, recessed alcoves suitable for wardrobes / storage, over stairs shower (current vendor has never used) and central heating radiator.

Bedroom Two

6'08" x 11'11" to recess (2.03m x 3.63m to recess)
With double glazed window to the rear aspect, ceiling light point, further recess for wardrobe and central heating radiator,.

Bathroom

6'11" to window recess x 6'02" (2.11m to window recess x 1.88m)
With panel bath with hot and cold mixer and shower attachment, wash hand basin on pedestal with hot and cold mixer, low flush push button WC, frosted double glazed window to the rear aspect, tiling to floor and splash backs, ceiling light point and central heating radiator.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

