



116 Linden Road  
Bournville, Birmingham, B30 1LB

Offers Over £650,000





**\*Simply Stunning, Vastly Extended Bournville Home!\*** This is, quite simply, a stunning and vastly extended family home nestled in the heart of Bournville. Painstakingly updated by the current owners, this gorgeous property seamlessly blends charming period character with sleek modern refinements, creating a home of exceptional style and comfort. Boasting a high-specification finish throughout, the spacious and thoughtfully extended layout includes an impressive loft room, providing extra flexibility for growing families or homeworking needs. Every corner of the property reflects quality and care, while the beautifully manicured rear garden offers a tranquil outdoor haven—ideal for both relaxing and entertaining. Perfectly positioned to take full advantage of all Bournville has to offer, you're just a short stroll from the historic Village Green, highly sought-after local schools, excellent transport links, and a wealth of local amenities. Plus, the ever-popular Stirchley area with its vibrant food and cultural scene is just a stone's throw away. Call our Bournville team for more info or to book your viewing.



#### **Approach**

This beautifully presented and extended three-bedroom semi-detached family home, with an additional loft room, is set behind a block-paved driveway offering ample off-road parking. It features mature flowerbeds, trees, and hedgerows for added curb appeal. The driveway leads to a side garage and an ornate storm porch, which opens to a charming original hardwood door with stained glass and leaded light window above.

#### **Entrance Vestibule**

Featuring a red quarry tiled floor, corniced ceiling, dado rail, built-in meter cupboard, and a glazed hardwood door with original stained glass leaded windows above and to the side, leading into:

#### **Main Entrance Hall**

With dado rail, corniced ceiling, ceiling light point, central heating radiator, and an archway with stairs rising to the first floor, plus glazed interior doors opening into:

#### **Front Reception Room**

14'06" x 12' (4.42m x 3.66m)

Boasting a ceiling light with decorative rose, corniced ceiling, picture rail, and a cast iron gas fireplace with tiled hearth, surround, and wooden mantel. Additional features include built-in alcove cupboards, central heating radiator, and a bay leaded light window to the front with in-built shutters.

#### **Rear Living Room**

13' x 12'11" (3.96m x 3.94m)

Featuring oak flooring, ceiling light with decorative rose, a feature gas fire with cast iron surround, raised hearth, and marble mantelpiece, along with a picture rail, central heating radiator, and an open walkway leading into:

#### **Extended Living/Dining Room**

15'08" x 14'10" (4.78m x 4.52m)

Enjoying dual aspect views to the rear and side through double-glazed sash windows and French doors, with additional light from two Velux roof windows. Includes three pendant lights and continued oak flooring throughout. The living area features a ceiling light point, access to a spacious under-stairs cupboard with built-in shelving, and an open walkway leading into:

#### **Extended Kitchen**

16'9" x 7'10" (5.11m x 2.39m)

Fitted with a range of duck egg wall and base units topped with hardwood block work surfaces, this stylish kitchen includes space for a Range cooker with tiled splashback, an inset double Belfast sink with mixer tap, and a tiled floor. Features include two ceiling light points, recessed spotlights, integrated fridge, freezer, and dishwasher, plus double-glazed sash windows to the side and rear, a double-glazed door to the garden, and a contemporary wall-mounted column radiator.

#### **First Floor Accommodation**

A staircase with decorative balustrades leads from the hallway to a first floor landing with ceiling light point, access to an over-stairs storage cupboard, and a spiral staircase to the loft room. Additional built-in storage is available over the stairs, with interior doors opening into:







### Bedroom One

13' x 10'2" (3.96m x 3.10m)

Includes a double-glazed sash window to the rear, ceiling light point, picture rail, and a central heating radiator.

### Stunning Bathroom

7'11" x 15' (2.41m x 4.57m)

Fitted with a four-piece suite including a corner entry shower with mains-powered unit, high-flush WC, Victorian-style pedestal basin with hot and cold taps, and a freestanding slipper bath with claw feet and mixer tap. Additional features include frosted double-glazed sash windows to the rear, picture rail, two ceiling light points, laminate wood flooring, and a central heating radiator.

### Bedroom Two

12' x 9'0" (3.66m x 2.74m)

With double glazed wooden framed leaded light windows to the front aspect, ceiling light point, in-built shelving to alcoves, in-built mirror fronted double wardrobe and central heating radiator.

### Bedroom Three

9'02" max x 9'01" (2.79m max x 2.77m)

Includes a wood-framed double-glazed window to the front, central heating radiator, picture rail, and ceiling light point.

### Loft Room

16'11" x 16'07" max both with restricted head heig (5.16m x 5.05m max both with restricted head height)

A spiral staircase from the first floor landing leads to the loft room, featuring a double-glazed window to the side with lovely views. Additional highlights include a ceiling light point, wall-mounted light, in-built eaves storage, central heating radiator, and exposed painted brickwork.



### Rear Garden

Being accessed from the French doors or from the kitchen which leads out on to a low maintenance side return patio with various outside seating and entertaining spots with a varied selection of plants, shrubs and pots, which then in-turn leads to a wooden stable glazed door which opens into the garage. A stoned patio side return with decorative flowered archway trellis leads onto the main garden area being beautifully landscaped with a manicured main garden with tendered lawns with sculptured flowerbeds to all borders incorporating mature trees, plants and shrubs, various zones and seating areas then a pathway meanders to the rear of the garden area with further sculptured flowerbeds to all borders with a cottage garden feel with mature trees, plants and shrubs, greenhouse with raised flowerbeds, shelving and blue engineering brick pathway. The rear garden area with pitch roof garden shed providing superb storage space with single glazed windows to the side and front and wooden French doors. Behind the garden shed there are storage areas and the garden being finished with a mixture of hedgerows and panel fencing to all borders.

### Garage

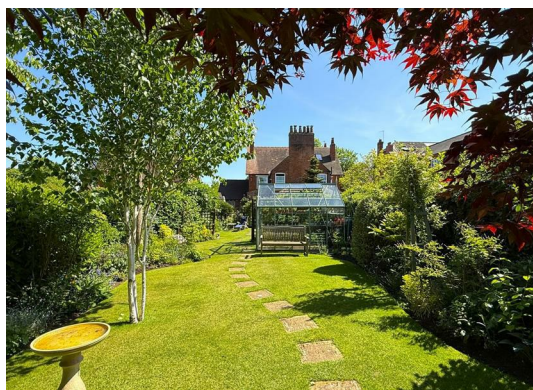
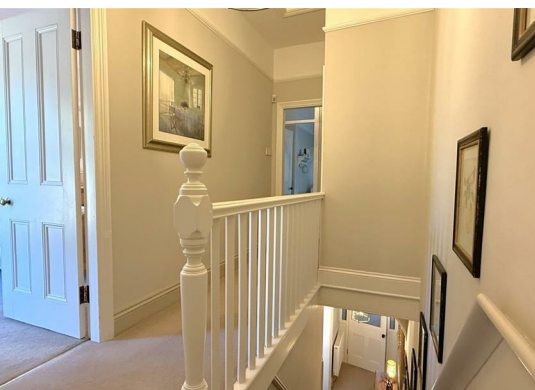
20'0" x 10'11" (6.10m x 3.33m)

With initial area with quarry tiled floor covering, with step leads down into garage with wooden opening door to drive, strip ceiling light point, space facility for fridge freezer and further freezer, in-built shelving, loft access point with excellent storage space and with pull down ladder and being fully boarded and oak internal door opens into:

### Utility/WC

6'10" x 5'05" (2.08m x 1.65m)

With frosted single glazed window to side, inset Belfast sink with hot and cold mixer tap, wooden block work surface and under sink storage area, push button WC, continued red quarry tiled floor and tiling to splash backs





Floor Plan

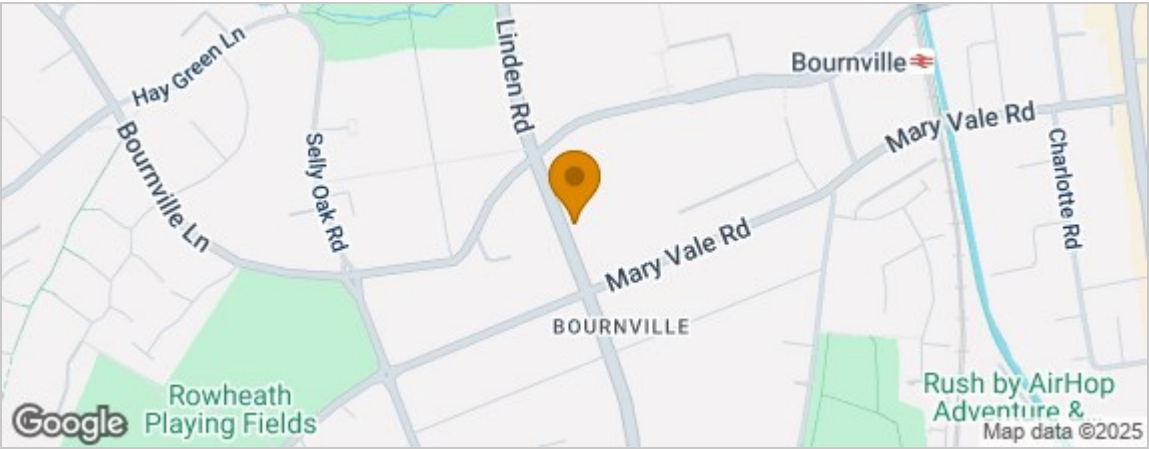


Viewing

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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Energy Efficiency Graph

