



£220,000

6 Norton Terrace, Stirchley, Birmingham, West Midlands, B30 2PA



# 6 Norton Terrace, Stirchley, Birmingham, West Midlands, B30 2PA

**\*IDEAL FIRST TIME HOME, HEART OF STIRCHLEY! NO CHAIN!\*** Stylish and character-filled period terrace is the ideal first home, nestled in the heart of Stirchley. Just a short walk from the high street's vibrant independent restaurants, bars, shops, as well as local schools and excellent transport links, this property couldn't be better situated. Set along a leafy walkway, No. 6 features a lovely fore garden with blossom tree and lawn, leading into a welcoming front room complete with feature exposed brick archway. The rear dining room has a lovely log burning stove and built in storage and an open walkway into the kitchen with built-in appliances. Beyond, you'll find an inner lobby area, ground floor bathroom and a courtyard garden. Upstairs, the first floor offers two good double bedrooms. This truly is the perfect first home! To arrange your viewing, please contact our Bournville sales team. EPC Rating D and Council Tax Band A.

## Approach

This bright and airy two bedroom mid terrace is approached via a communal walkway leading down to the front fore garden with low level fencing to boundaries and mature lawn and flowering shrub leading to a frosted double glazed composite front entry door with an accompanying frosted double glazed side window opens into:

## Front Reception Room

11'06" x 11'02" (3.51m x 3.40m)  
With laminate wood effect floor covering, double glazed window to the front aspect, picture rail, ceiling light point, feature exposed brick archway to chimney breast, central heating radiator, in-built meter cupboards and glazed internal door opening into:

## Rear Reception Room

11'10" x 15'04" max (3.61m x 4.67m max)  
With door opening into under stairs storage cupboard with feature stained glass window above, double glazed window to the rear, door opening to stairs giving rise to the first floor, two wall mounted light points, ceiling light point, continued laminate wood effect flooring, central heating radiator, inset storage shelving to alcoves, inset cast iron log burning stove with floating beam mantle piece and raised slate hearth and glazed internal door and step leads into:

## Kitchen

5'07" x 8'11" (1.70m x 2.72m)  
With a selection of matching wall and base units with block wooden work surface with inset stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, space facility for gas cooker and fridge freezer, quarry tiled effect flooring, ceiling light point, cornice to ceiling and step leads into:

## Outer Lobby

With plumbing facility for washing machine and tumble dryer, frosted double glazed exterior door giving access to the rear courtyard and internal door opens into:

## Ground Floor Bathroom

7'04" x 5'07" (2.24m x 1.70m)  
With bath with tongue and groove paneling and hot and cold mixer tap and shower attachment, frosted double glazed window to the side aspect, central heating radiator, push button low level flush WC, wash hand basin on vanity unit with hot and cold mixer tap and under sink storage, ceiling light point, tiling to splash backs and tiled flooring.

## Rear Courtyard

storage shed 6' x 6'08" (storage shed 1.83m x 2.03m )  
From the outer lobby door gives access to the courtyard with recently installed fencing, block paving, rear wooden access gate to service road and wooden door opening into outside storage shed.

## First Floor Accommodation

From rear reception room stairs with wall mounted light and balustrades gives rise to the first floor landing with wall mounted light and doors opening into:

## Bedroom One

11'05" x 11'06" (3.48m x 3.51m )  
With double glazed window to the front aspect, central heating radiator, cornice to ceiling, ceiling light point and cupboard opening into over stairs storage cupboard with loft access,

## Bedroom Two

11'05" x 12'08" (3.48m x 3.86m)  
With double glazed window to the rear, central heating radiator, in-built meter cupboard housing recently re-fitted Worcester Bosch combination boiler and ceiling light point.

## 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

