



## 137 Mary Vale Road

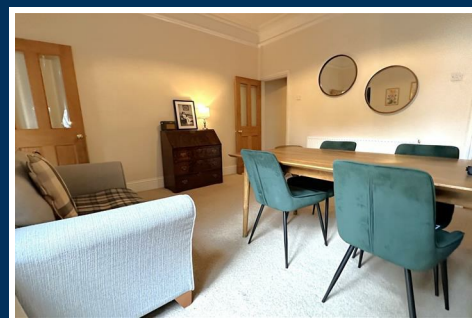
Bournville, Birmingham, B30 2DN

Asking Price £425,000





**\*BEAUTIFUL, THREE STOREY, FOUR BEDROOM PERIOD HOME!\*** Located in this much-sought after, tree lined road in Bournville is this beautiful, character, four bedroom, two bathroom home which has been beautifully updated throughout alongside retaining a wealth of period details. You couldn't be better placed for all the area has to offer only being a short walk to Bournville train station with its excellent commuter links and also having Cotteridge park just on the door step. Alongside this you have vibrant Stirchley close by with all its well documented independent businesses, Bournville's historic village green, some excellent local schools and also the amenities offered on Cotteridge high street. The house itself offers superb space and style throughout the following; pretty fore garden, entrance vestibule, impressive entrance hallway with Minton tile hall, living room with bespoke storage, bay window and log burning stove, dining room with period details and French doors, wonderful bright and airy kitchen and a well loved, mature garden with patios and outbuildings including facilities for washing machine and tumble dryer and also a WC. To the first floor there is an excellent main bedroom with period fireplace and built in storage, rear good size bedroom and a stunning four piece contemporary bathroom suite. Furthermore a staircase then rises up to the top floor with another double bedroom with en-suite shower room and a fourth bedroom currently used as a home office. To book your viewing please call our Bournville sales team. EPC Rating TBC and Council Tax Band C.



### Approach

This beautifully presented four bedroom period mid terrace property is approached via a low level boundary wall and wrought iron gate opening to a block brick paved pathway with low maintenance Cotswold stone front garden leading to a composite stained glass leaded light double glazed window above opening into:

### Entrance Vestibule

With original Minton tiled floor covering, exposed brick walling and original hardwood glazed door with feature original stained glass leaded light window opening into:

### Entrance Hall

With continued Minton style floor covering, cornice to ceiling ceiling light point, stairs giving rise to the first floor landing and glazed oak interior door opening into:

### Front Reception Room

15'11" into bay x 10'6" (4.87 into bay x 3.22)

With double glazed leaded light bay window to the front aspect, inset log burning stove with raised hearth and exposed wooden beam mantle piece, in-built cupboard and shelving to alcoves, picture rail, cornice to ceiling and central heating radiator.

### Dining Room

13'4" x 13'10" (4.07 x 4.24)

With double glazed French doors with double glazed above window giving views and access to the rear garden, oak internal door opening into under stairs

storage providing plentiful storage space and in-built shelving, central heating radiator, cornice to ceiling, ceiling light point and ceiling rose and glazed oak interior door opening into:

### Kitchen

16'0" x 7'10" (4.88 x 2.4)

With a painted selection of matching wall and base units with brass furnishings, integrated Zanussi oven, four ring burner gas hob with in-built extractor over, inset ceramic sink and drainer with hot and cold mixer, laminate wood effect floor covering, three drop down ceiling light points, central heating radiator, frosted double glazed UPVC door and above window giving access to the side return, two further double glazed windows to the side aspect, space facility for fridge freezer, integrated dishwasher, metro tiling to splash backs and boiler cupboard housing Worcester Bosch combination boiler.

### Rear Garden

Being accessed from the French doors or the kitchen leads out to an initial Cotswold stone low maintenance path leading onto raised slabbed patio area with a selection of three outbuildings with various storage options including one having facility for washing machine and tumble dryer and also a separate wc. The main garden area with a further patio and mature lawns, decorative blue engineering brick raised flowerbeds then in-turn leading onto the rear garden with two raised sleeper flowerbeds and rear Cotswold stone patio and being finished with garden shed, wooden access gate to the rear service path and panel fencing to all borders.

## First Floor Accommodation

From hallway decorative turning staircase with balustrading gives rise to the first floor landing with ceiling light point, frosted single glazed window into bathroom, ceiling light point, central heating radiator, further staircase with balustrades gives rise to the top floor accommodation and interior door opening into:

### Bedroom One

13'6" x 14'0" (4.14 x 4.27)

With two double glazed leaded light stained glass windows to the front aspect, inset cast iron decorative fireplace with surround with inset cast iron fire with tiled hearth, ceiling light point and central heating radiator.

### Enlarged Bathroom

10'11" x 10'9" (3.33 x 3.28)

This superb bathroom offers walk-in shower with mains shower over, freestanding bath with hot and cold mixer tap, low flush WC, wash hand basin on vanity unit with hot and cold mixer tap, door opening into airing cupboard housing water tank, recessed spots to ceiling, double glazed window to the rear aspect, wall mounted heated chrome towel rail, fully tiled to half wall height, central heating radiator and towel rail.



### Bedroom Two

16'4" x 7'11" (4.98 x 2.42)

With loft access point, two double glazed windows to the side aspect, ceiling light point and central heating radiator.

### Top Floor Accommodation

From the first floor landing staircase gives rise to the top floor landing with ceiling light point and internal doors opening into:

### Bedroom Three

13'11" x 8'11" (4.25 x 2.73)

With double glazed Velux roof light to the front aspect, ceiling light point, laminate wood effect floor covering, central heating radiator, storage to eaves space and door opening into:

### En-Suite

3'6" x 5'1" (1.09 x 1.56)

With walk-in shower with electric shower over, heated chrome towel rail, laminate wood effect floor covering, wash hand basin with hot and cold taps, low flush macerate WC and tiling to splash backs.

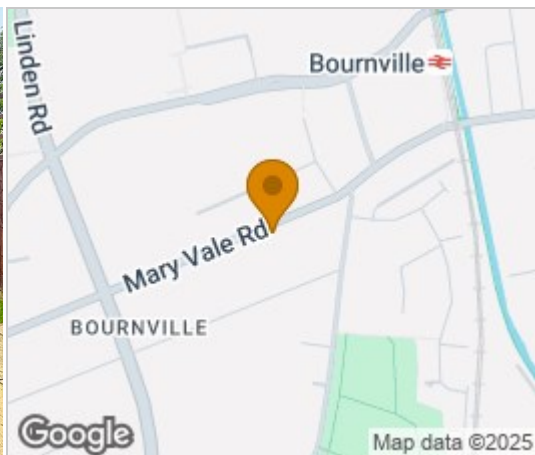
### Bedroom Four

14'0" max x 8'3" min x 8'9" max x 4'0" min (4.29 max x 2.52 min x 2.68 max x 1.23 min)

With double glazed Velux roof light to the rear aspect, central heating radiator, ceiling light point, laminate floor covering and in-built storage to over stairs.







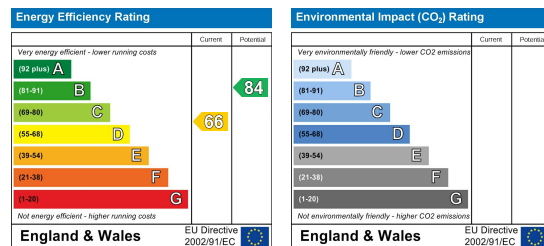
## Floor Plan



## 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.