



75 York Close

Bournville, Birmingham, B30 2HN

Offers In The Region Of £315,000



IDEAL FIRST HOME IN PRIME LOCATION WITH NO CHAIN! This is super, modern, two bedroom, semi-detached home which is offered with no onward chain and lots of further potential! Located in this quiet cul-de-sac you're perfectly placed for all the area has to offer including the well renowned local schools, short walk to Bournville train station with its excellent commuter links, also having Bournville Village Green on your doorstep but also handily placed for vibrant Stirchley and Cotteridge and the local parks. The house itself offers a blank canvas for the right buyers with the accommodation offering; driveway and fore garden, porch, living / dining room, breakfast - kitchen, mature rear garden and good size garage. To the first floor there are two good bedrooms and a bathroom. To book your viewing please call our Bournville sales team.



Approach

This nicely presented two bedroom moderns semi detached property is tucked away in this quiet cul de sac via a tarmac communal access leading to driveway and metal up and over door giving access into the side garage, also a fore lawn with pathway leading to a UPVC double glazed front entry door opening into:

Entrance Hallway

With laminate wood effect floor covering, double door opening into in-built storage cupboard, ceiling light point and door opening into:

Living/Dining Room

18'9" into bay x 12'7" (5.72m into bay x 3.84m)

Stairs with balustrades gives rise to the first floor landing, two central heating radiators, double glazed bay window to the front aspect, laminate wood effect floor covering, under stairs storage area and door opens into:

Breakfast Kitchen

12'06" x 8'02" (3.81m x 2.49m)

With a selection of matching cream fronted wall and base units with roll edge work surface with integrated five ring burner gas hob with stainless steel extractor above, one and a half drainer stainless steel sink with hot and cold mixer tap over, space facility for washing machine, breakfast bar area, central heating radiator, laminate wood floor covering, space facility for fridge freezer, single glazed wooden exterior door and double glazed window gives access and views to the rear,

strip ceiling light point and marble effect tiling to splash backs.

First Floor Accommodation

From the living room stairs gives rise to the first floor landing with ceiling light point and interior door opens into:

Bedroom One

12'08" x 8'09" (3.86m x 2.67m)

With feature wooden parquet flooring, central heating radiator, two double glazed windows giving views to the rear garden and to Cotteridge park beyond, ceiling light point and central heating radiator.

Bedroom Two

12'07" max x 8'01" max (3.84m max x 2.46m max)

With two double glazed windows to the front aspect, ceiling light point, central heating radiator, laminate floor covering and door opens into over stairs storage cupboard with in-built shelving.

Bathroom

6'01" x 7'05" (1.85m x 2.26m)

With pedestal wash hand basin with hot and cold mixer tap, low flush WC, panel bath with hot and cold taps and Triton electric shower over, frosted double glazed window to the side aspect, tiling to splash backs, laminate wood effect floor covering, loft access point, ceramic towel rail and ceiling light point.

Garage

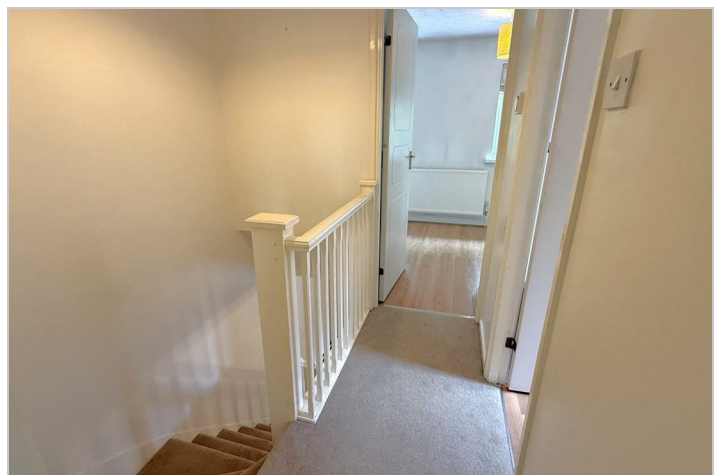
26'4" x 52'9" (8.03 x 16.09)

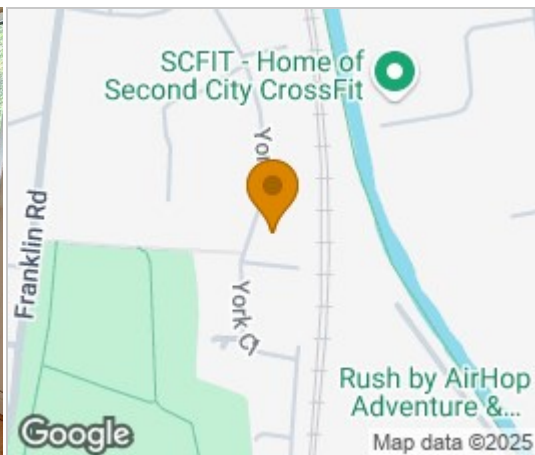
With a metal up and over door or rear wooden access gate, strip ceiling light point, exposed vaulted ceiling with storage options, wall mounted eco pack combination boiler and electric.

Rear Garden

Being accessed from the kitchen door leads to an hexagonal full width patio also leads to door opening into the rear of the garage. Then

landscaped rear garden with steps leading to the main garden area with lawns and well stocked mature flowerbeds being sculptured to all borders and being finished with a mixture of panel fencing and hedgerows to all boundaries and garden also incorporates a selection of mature trees and shrubs and with a lovely outlook to the rear.





Floor Plan

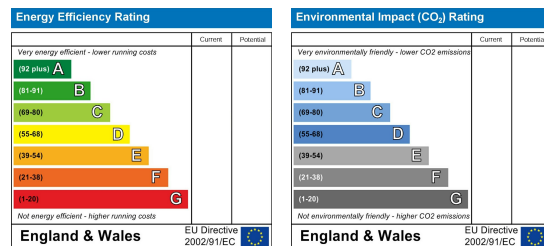
York Close - NOT TO SCALE - For illustrative purposes only



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.