



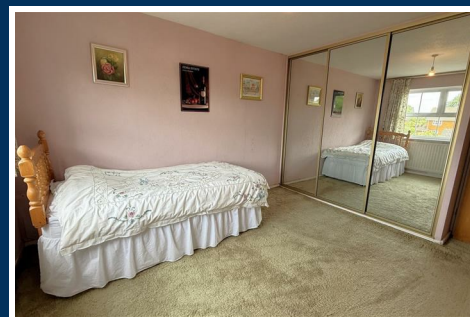
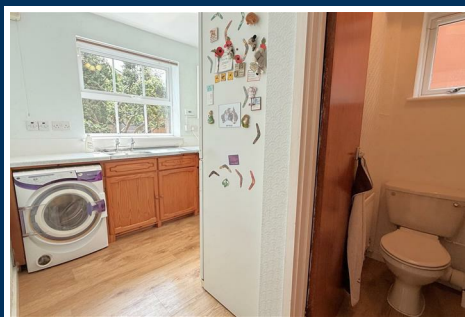
55 Teazel Avenue

Bournville, Birmingham, B30 1LZ

Offers Over £450,000



Teazel Avenue – Detached Family Home with Potential! No Chain! Nestled in a quiet cul-de-sac on the ever-popular Bournville Village Trust Estate, this extended four-bedroom detached home is full of potential and ready for its next chapter. With no onward chain, it's a fantastic opportunity for buyers looking to modernise and put their own stamp on a spacious family home in a brilliant location. Set in a peaceful spot with a real sense of community, you're just a short walk from the open green spaces of Rowheath Pavilion and Park – perfect for weekend strolls or enjoying the local events. The historic Bournville Village Green is nearby too, offering a lovely selection of independent shops, cafes and everyday amenities. Commuting is a breeze with Bournville Train Station close by, giving easy access into Birmingham City Centre, the University of Birmingham and QE Hospital. And for families, you're well placed for some of the area's most sought-after schools – including Bournville Village Primary, St Francis CofE, St Joseph's RC, and Kings Norton Girls' and Boys' Schools.



Approach

This modern four bedroom detached family home is approached via a block paved front driveway providing off street parking for multi vehicles and fore lawn with decorative flowerbed to borders, side access path to wooden gate to the side of the property giving access to the rear garden, and a storm porch with sliding double glazed patio doors opening into:

Entrance Porch

With tiled floor covering, double glazed window to the front aspect and glazed hardwood door giving access into:

Entrance Hallway

With central heating radiator, wall mounted light point, stairs giving rise to the first floor landing and interior door opens into:

Living Room

17'075" into bay x 13'05" max (5.18m into bay x 4.09m max)

With double glazed bay window to the front aspect, exposed brick chimney breast with raised hearth and inset gas fire, three wall mounted light points, central heating radiator, exposed beam work to ceiling and door opening into:

Open Plan Kitchen/Dining Room

16'10" x 11'04" (5.13m x 3.35m/1.22m)

Dining area with double glazed French doors giving views and access to the rear garden, two wall

mounted light points, central heating radiator and open walkway into kitchen. With a selection of base units with space facility for gas cooker, stainless steel sink and drainer with hot and cold taps, plumbing facility for washing machine, work surfaces, double glazed window to the rear aspect, wall mounted extractor, ceiling light point, laminate wood floor covering, door opening into under stairs storage cupboard with continued laminate flooring, ceiling light point and storage and interior door opens into:

Outer Lobby/Utility

7'210 x 8'0" (2.13m x 2.44m)

With door opening into garage, utility offering a further selection of base units, wall mounted Worcester combination boiler, stainless steel sink and drainer with hot and cold taps, plumbing facility for washing machine/tumble dryer, double glazed window to the rear aspect, wall mounted extractor, ceiling light point, continued laminate floor covering, frosted double glazed composite door giving access to the side return and door opening into:

Ground Floor WC

4'06" x 3" (1.37m x 0.91m)

With wall hung wash and basin with hot and cold taps, low flush WC, central heating radiator, frosted double glazed window to the side aspect, ceiling light point and continued laminate floor covering.

Garage

18'07" x 8'03" (5.66m x 2.51m)

With metal up and over door to the front driveway and provides lighting and storage.

Rear Garden

From the utility or the French doors open plan kitchen/dining room leads out to an initial hexagonal paved patio being full width with raised flowerbeds to borders, then leading onto the main garden area being laid mainly mature lawn with sculptured flowerbeds with a varied selection of plants and mature trees, hard standing for a garden shed and being finished with panel fencing to all borders.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point and interior doors opens into:

Bedroom One

14'4" to rear of wardrobes" x 9'6" (4.37m to rear of wardrobes" x 2.92m)

With double glazed windows to the front aspect, central heating radiator and triple mirror fronted in-built wardrobes and further storage cupboard.

Bedroom Two

11'7" x 7'11" (3.53m x 2.41m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and Louvre doors opening into:

En-Suite

2'05" x 7'11" (0.74m x 2.41m)

With walk-in shower with electric Triton shower over and tiling to splash backs, wall hung wash hand basin with hot and cold taps, low flush WC and ceiling light point.

Bedroom Three

12'10" x 10'06" to door recess (3.91m x 3.20m to door recess)

With double glazed window to the rear aspect, central heating radiator and ceiling light point.

Bedroom Four

10" x 7' (3.05m x 2.13m)

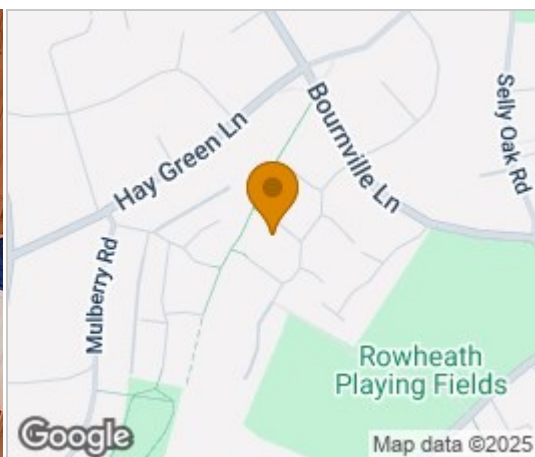
With double glazed window to the front aspect, central heating radiator and ceiling light point.

Enlarged Bathroom

8'08" x 8'07" (2.64m x 2.62m)

With panel bath with hot and cold taps, wash hand basin on pedestal with hot and cold taps, low flush WC, walk-in shower with Triton electric shower over, tiling to splash backs, central heating radiator, frosted double glazed window to the rear aspect, being fully paneling with pine panels to all walls, ceiling light point and in-built airing cupboard with shelving and storage.





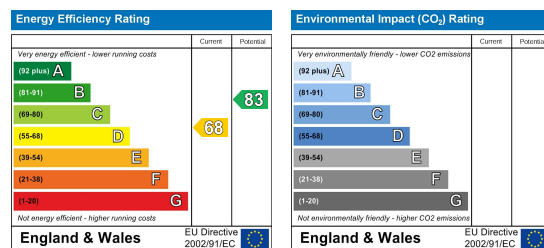
Floor Plan



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



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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.