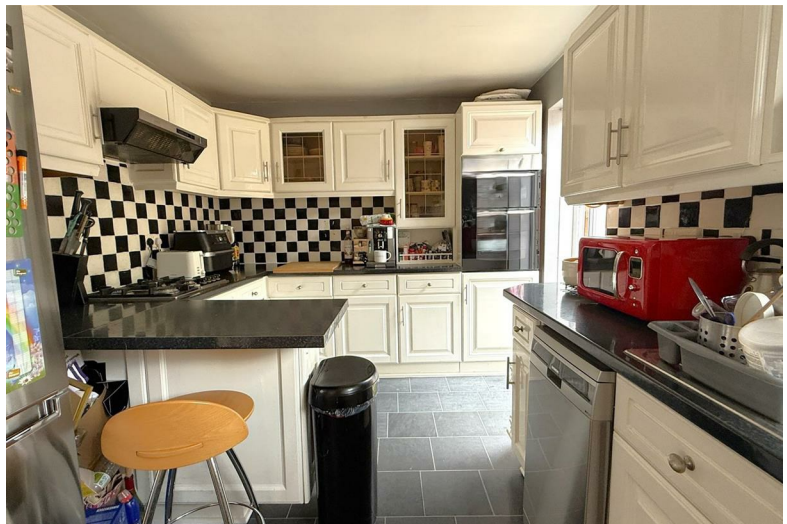




## 48 Dacer Close

Stirchley, Birmingham, B30 3BZ

Offers In The Region Of £375,000





**\*EXCELLENT 4 BEDROOM DETACHED FAMILY HOME IN QUIET CUL-DE-SAC!\***

Located in a peaceful cul-de-sac in the ever-popular suburb of Stirchley, this attractive and extended four-bedroom detached home offers spacious, stylish living accommodation — with the rare bonus of direct canal access from the rear garden! The ground floor features a bright open-plan kitchen/diner and a separate dining room, making it ideal for entertaining and everyday family life. Large patio doors lead out to a well-maintained and private rear garden, creating the perfect indoor-outdoor flow. The converted garage now provides a versatile second living space and dedicated home office, offering fantastic flexibility for modern living. A downstairs WC adds further convenience. Upstairs, you'll find four well-proportioned bedrooms. The main bedroom benefits from a contemporary en-suite shower room, complemented by a separate family bathroom. Situated in a vibrant and thriving community. You'll be perfectly placed to enjoy everything the area has to offer — including a great range of independent cafes, shops, and eateries. The home is also well served by excellent transport links (including Bournville Station and the upcoming Pineapple Road Station on the Camp Hill line), a good selection of local schools, and easy access to Cotteridge, Bournville, Kings Heath, and Moseley. This is a truly outstanding family home in a fantastic location — early viewing is highly recommended. To arrange your viewing, please contact our friendly Bournville Sales Team today!



#### Approach

This extended and well-presented four-bedroom detached family home is approached via a block-paved driveway, providing ample off-street parking. A modern composite UPVC double-glazed front door opens into a welcoming entrance hallway, setting the tone for the spacious and versatile accommodation that lies beyond.

#### Entrance Vestibule

With a laminate wood floor covering, light point and a door leading to the ground floor WC.

#### Ground Floor WC

4'07" x 2'02" (1.40m x 0.66m)

Fitted with a low flush WC and a wall-mounted corner wash hand basin with hot and cold mixer tap, frosted double-glazed window to the front aspect. ceiling light point and laminate floor covering,

#### Living Room

15'11" into bay x 15'05" (4.85m into bay x 4.70m)

A spacious and welcoming living area featuring an open-plan staircase that rises to the first-floor landing. A double-glazed bay window to the front aspect provides plenty of natural light, while the continued wooden floor covering adds a touch of warmth and continuity throughout. A focal point of the room is the inset gas fire with a raised hearth and elegant wooden mantelpiece, perfect for cosy evenings. Additional features include a ceiling light point, central heating radiator, and doors leading to both the converted garage/home office and the open-plan kitchen/diner.

#### Kitchen/Diner

14'0" x 9'10" (4.27m x 3.00m)

The kitchen is well-appointed with a range of wall and base units, incorporating a stainless steel sink and drainer with hot and cold mixer tap, set beneath a double-glazed window overlooking the rear garden. Integrated appliances include a double oven, four-ring gas burner hob with an in-built

extractor fan, and space for a slimline dishwasher and washing machine, supported by appropriate plumbing facilities. Other features include roll-edge work surfaces, tiling to splashbacks, a tiled-effect floor covering, central heating radiator, ceiling light point, and a breakfast bar area. A double-glazed UPVC door provides direct access to the rear garden. The kitchen opens into:

#### Separate Dining Room

9' x 9'07" (2.74m x 2.92m)

Flowing directly from the kitchen, the dining room offers laminate floor covering, double-glazed French doors open out onto the rear garden, allowing for plenty of natural light, three wall-mounted light points and a central heating radiator.

#### Converted Garage / Home Office

16'06" x 7'07" (5.03m x 2.31m)

Accessed via a door from the main living room, the converted garage offers a versatile space currently used as a home office and secondary living area. The room features a double-glazed window to the front aspect, recessed spotlights to the ceiling space facility for a tumble dryer.

#### First Floor Accommodation

Accessed via the open-plan staircase rising from the main living room and offers laminate floor covering, ceiling light point, and a loft access point for additional storage potential and the solar panel system controls. A door opens into the airing cupboard, which houses the Vaillant combination boiler. Further interior doors lead off to the bedrooms and family bathroom, comprising:

#### Bedroom One

7'08" x 16'0" (2.34m x 4.88m)

Featuring a double-glazed window to the front aspect, cornice to the ceiling and finished with recessed ceiling spotlights for a clean and contemporary look. A laminate floor covering runs throughout, complemented by a central heating radiator for comfort and door opening into;



#### En-Suite

5'03" x 7'08" (1.60m x 2.34m)

A modern and stylish en-suite featuring a contemporary double walk-in shower, wash hand basin set on a vanity unit with under-sink storage and a hot and cold mixer tap. tiled floor covering and complementary wall tiling to splashbacks, the room also benefits from a heated chrome towel rail, ceiling light point, and a double-glazed window to the rear aspect.

#### Bathroom

6'08" x 6'03" (2.03m x 1.91m)

The family bathroom is well-appointed with a paneled bath featuring a hot and cold mixer tap and shower attachment, wash hand basin is set on a modern vanity unit with under-sink storage and a hot and cold mixer tap, alongside a push-button low flush WC, complementary tiled splashbacks, and also includes recessed ceiling spotlights, a frosted double-glazed window to the rear aspect, and a central heating radiator.

#### Bedroom Two

9'03" x 10'04" (2.82m x 3.15m)

A well-proportioned double bedroom featuring a double-glazed window to the rear aspect, recessed ceiling spotlights, a laminate floor covering, and a central heating radiator.

#### Bedroom Three

9'3" x 9'6" (2.84 x 2.91)

Another bright and well-presented room featuring a double-glazed window to the front aspect, laminate flooring, recessed ceiling spotlights, and a central heating radiator.

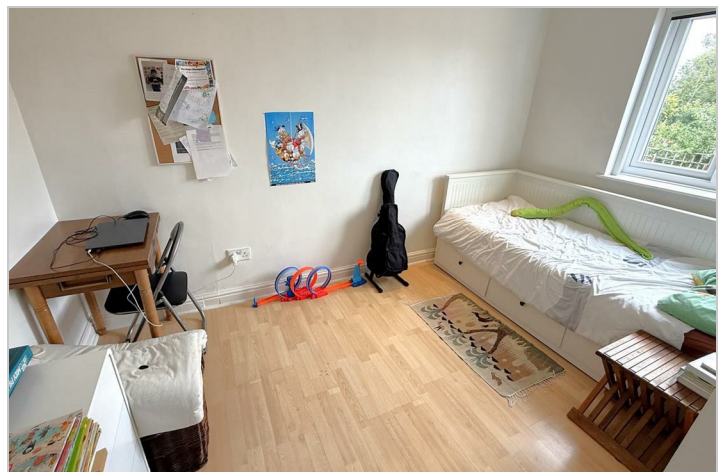
#### Bedroom Four/Home Office

6'10" to window recess x 7'10" (2.08m to window recess x 2.39m)

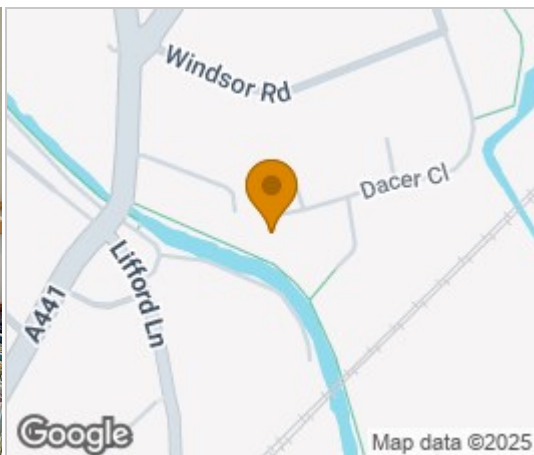
A versatile fourth bedroom with a double-glazed window to the front aspect, recessed ceiling spotlights, cornice to the ceiling and laminate floor covering.

#### Rear Garden

The property benefits from a fully landscaped, low-maintenance rear garden — thoughtfully designed for both relaxation and entertaining. A full-width decking area spans the immediate rear of the house, providing an ideal spot for outdoor seating or dining. Steps lead down to a pathway which offers gated side access to the front of the property. The decking area features sleeper-style retaining walls, with additional steps rising to an upper tier comprising patio seating areas, shingle-lined flowerbeds, and raised planting areas filled with a variety of flowers and established shrubs. The garden is enclosed by panel fencing to all borders, offering privacy and a secure outdoor space for families with a rear access to the canal walkways.

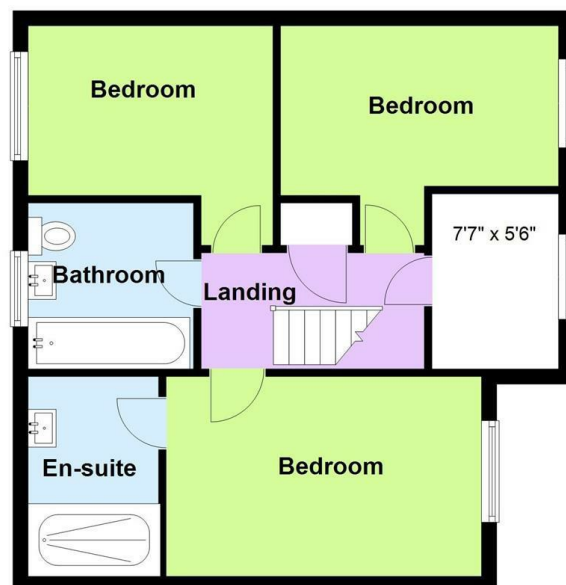
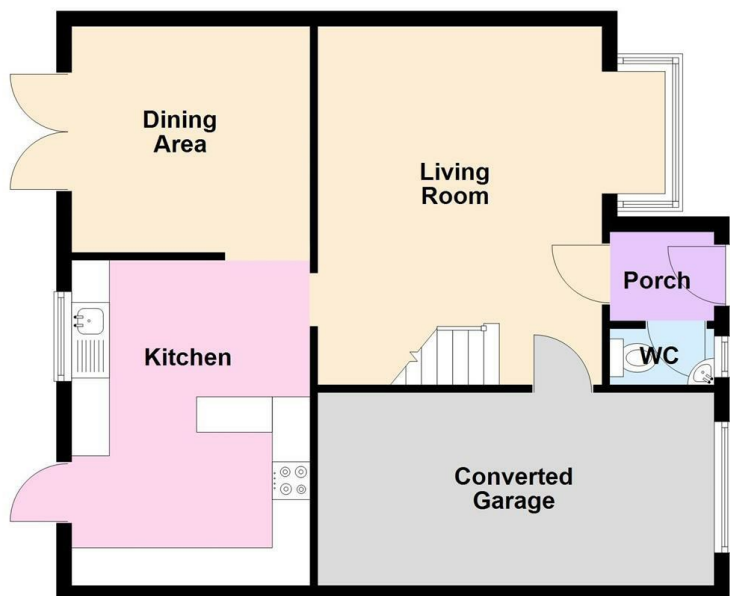






## Floor Plan

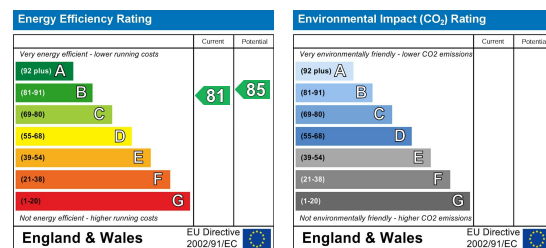
Dacer Close - NOT TO SCALE - For illustrative purposes only



## 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



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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.