

10 Willow Road
Bournville, Birmingham, B30 2AU

Offers Over £625,000



STUNNINGLY SPACIOUS & IMPRESSIVELY EXTENDED FAMILY RESIDENCE IN A SOUGHT-AFTER LOCATION! Positioned on one of Bournville’s most desirable tree-lined roads, right in the very heart of the historic Village, this beautifully presented and deceptively spacious four to five bedroom family home has been thoughtfully and substantially extended over the years. Boasting a stylish blend of high-end contemporary finishes and retained period character, this is a rare opportunity to secure a truly special home in an outstanding setting. You’re just a short stroll from Bournville’s charming Village Green with its collection of independent shops and eateries, not to mention being perfectly located for access to the area’s highly regarded schools. The home also benefits from excellent proximity to Selly Oak's amenities — including the QE Hospital and University of Birmingham — and offers fantastic commuter links with both Bournville and Selly Oak train stations close by, providing direct routes into the City Centre. Inside, the property briefly comprises: attractive driveway and fore garden, welcoming storm porch, entrance hallway, versatile front office / potential 5th bedroom, cosy front living room with feature log-burning stove, and a show-stopping open-plan rear extension incorporating kitchen, dining and family living space — perfect for modern family life. A stylish ground floor shower room, utility area, and a mature rear garden complete the downstairs. Upstairs you’ll find four generously sized bedrooms and a sleek, modern bathroom suite featuring a freestanding bath and separate walk-in shower. A must-see family home in an unbeatable Bournville location!



Approach

This exceptional and extensively extended four/five bedroom semi-detached/end of terrace residence is set back from the road behind a smart tarmac driveway and an attractive fore garden, complete with a manicured lawn and established hedgerow providing natural privacy. A paved pathway leads to a wooden side access gate, offering secure entry to the rear garden. Steps then ascend to an elegant, characterful wooden storm porch, beautifully detailed with recessed spotlights, creating a warm and welcoming first impression. A striking leaded light single-glazed front door, flanked by matching frosted double-glazed side windows, provides access into the home;

Entrance Hall

A welcoming entrance hallway, beautifully finished with a hardwood floor covering that adds warmth and character. The space features a central heating radiator, recessed ceiling spotlights for a sleek modern touch, and a staircase with ornate balustrading rising gracefully to the first floor landing. An internal door then opens into:

Bedroom Five/Home Office

10'02" 11' (3.10m 3.35m)

A versatile space, bathed in natural light thanks to twin double-glazed sash windows to the side aspect and a vaulted ceiling that enhances the sense of openness. Lantern roof lights and ceiling spotlights further illuminate the room, creating a bright and airy atmosphere. Additional features include a central heating radiator, wall-mounted electric fuse box, and a discreet door opening into a boiler cupboard which houses the Baxi combination boiler and hot water tank, neatly tucked away for convenience.

Front Living Room

13'06" x 11'05" (4.11m x 3.48m)

The charming front reception room, showcasing four elegant double-glazed sash windows to the front aspect that flood the space with natural light. Character features abound, including a ceiling light point with decorative ceiling rose, corning to the ceiling, and a stunning herringbone wooden floor covering that adds timeless sophistication. A central heating radiator ensures comfort, while the exposed brick chimney breast with a log-burning stove set on a raised brick hearth serves as a captivating focal point — perfect for cosy evenings in.

Living/Dining and Kitchen Extension

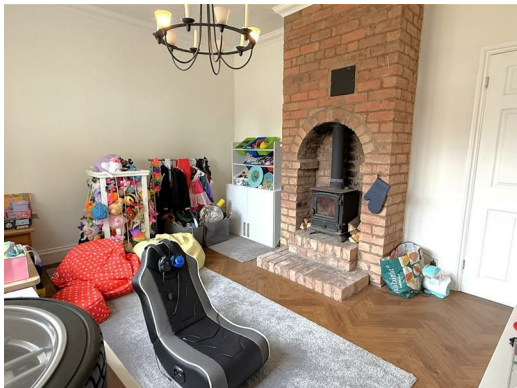
25'04" max x 12'10" max (7.72m max x 3.91m max)

A spacious and stylish open-plan living area, beautifully finished with a continued herringbone wooden floor covering benefiting from underfloor heating for added comfort. The space is thoughtfully lit with four wall-mounted light points and three ceiling light points, creating a warm and inviting ambiance. A door opens into a useful under-stairs storage cupboard, while a wide walkway leads seamlessly into the impressive kitchen area. The kitchen area continues the high-spec aesthetic with the same herringbone flooring and underfloor heating, and offers access to both a ground floor shower room and a utility area via an internal door. At the heart of the home sits a superb contemporary kitchen finished in navy blue cabinetry with chic rose gold fittings, offering both function and flair. Features include an integrated four-ring induction hob with a sleek contemporary extractor above, integrated microwave and oven, space for an American-style fridge freezer, and quartz work surfaces providing ample prep space. A central island breakfast bar adds a sociable touch, enhanced by feature under-cupboard lighting and an inset Belfast sink with a hot and cold mixer tap. The space is flooded with natural light thanks to two double-glazed sash windows to the side aspect and stunning bi-folding doors that open onto the rear garden, framing lovely views and creating a seamless indoor-outdoor connection. Finishing touches include metro-style tiling to splashbacks and recessed ceiling spotlights for a clean, modern finish.

Ground Floor Shower Room

9'09" x 8'01" (2.97m x 2.46m)

A stylish and contemporary ground floor shower room, thoughtfully designed for both functionality and comfort. It features a walk-in double shower with a mains-powered shower over, a wash hand basin set on a modern vanity unit with under-sink storage and a hot and cold mixer tap, and a sleek low flush WC. A frosted double-glazed sash window to the side aspect provides natural light while maintaining privacy. Practical additions include plumbing for both a washing machine and tumble dryer, complemented by bespoke work surfaces for laundry use. The space is finished with a heated chrome towel rail, tiled floor covering with underfloor heating, and stylish wall tiling to splashbacks. Overhead, a lantern roof light and recessed ceiling spotlights complete this bright and modern space.



Rear Garden

A delightful initial block-paved patio area, perfectly suited for outdoor seating and entertaining, offering a wonderful space for al-fresco dining or summer gatherings. This leads seamlessly into the main garden, which unfolds beautifully with additional patio spaces, established lawned areas, and is framed by mature hedgerows and trees to all boundaries, providing both privacy and a charming green outlook. A versatile garden space ideal for families and keen gardeners alike.

First Floor Accommodation

A split-level landing, accessed via a staircase from the hallway, offering a sense of space and flow to the first floor. The landing features a loft access point, ceiling light point, and two central heating radiators ensuring comfort throughout. A small step leads to a further landing area where a door opens into:

Bedroom One

13'08" x 11'06" to recess (4.17m x 3.51m to recess)

A generously proportioned dual-aspect bedroom, bathed in natural light from three double-glazed sash windows to the front aspect and an additional double-glazed sash window to the side. This bright and airy room also benefits from a central heating radiator and a ceiling light point, making it a wonderfully inviting space ideal as a principal bedroom or spacious guest room.

Bedroom Two

10' x 9'02" (3.05m x 2.79m)

A well-proportioned bedroom featuring two double-glazed sash windows to the side aspect, allowing for plenty of natural light. Additional highlights include a central heating radiator, a ceiling light point, and a useful over-stairs storage cupboard.

Bedroom Three

7'07" x 10'03" (2.31m x 3.12m)

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

Contemporary Bathroom

10'2" x 8'02" (3.10m x 2.49m)

A beautifully appointed four-piece bathroom suite, thoughtfully designed with both style and function in mind. It features a corner entry shower enclosure, a sleek wash hand basin set on a modern vanity unit with a hot and cold mixer tap, a low flush WC, and a stunning freestanding contemporary bath complete with a hot and cold mixer tap and handheld shower attachment. A frosted double-glazed sash window to the rear aspect provides privacy while allowing in natural light. The room is elegantly finished with half-height wall tiling, coordinating tiled flooring, a heated chrome towel rail, and recessed ceiling spotlights.

Bedroom Four

13'09" x 11'07" max (4.19m x 3.53m max)

A spacious and light-filled dual-aspect bedroom, enjoying an abundance of natural light from three double-glazed sash windows to the front aspect and an additional double-glazed sash window to the rear. The room also benefits from a ceiling light point, a central heating radiator, and a further loft access point, making it a bright, versatile space ideal for use as a bedroom, guest room, or home office

BVT LEASE INFORMATION

Lease Start Date 16/12/1898

Lease End Date 01/01/2895

Lease Term 999 years from 1 January 1896

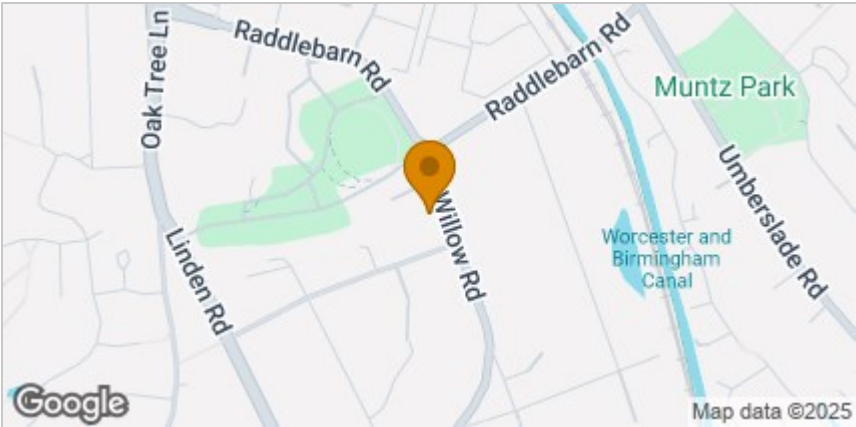
Lease Term Remaining 870 years

Ground Rent Approx: £1.50 per annum

BVT Charge: Approx £110.00 Per Annum



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.

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