



139 Cob Lane

Bournville, Birmingham, B30 1QE

Offers In The Region Of £450,000



EXCELLENT FAMILY HOME – SOUGHT AFTER LOCATION – BEAUTIFUL GARDENS Welcome to Cob Lane, this characterful and well-proportioned three-bedroom semi-detached home, occupying an elevated position in the heart of historic and leafy Bournville. Perfectly placed for highly regarded local schools and the excellent amenities of both Bournville and Northfield, the property also benefits from superb transport links into the City Centre by both road and rail. The accommodation is well planned and has been tastefully updated, including a remodelled kitchen which flows directly into a snug/living area — ideal for modern family life. Further features include: driveway and fore garden, entrance porch, welcoming hallway, through lounge and dining room with feature log-burning stove, a re-fitted conservatory, home office and converted utility housing a utility area and ground floor wc. The rear garden is of a particularly good size and has a lovely sunny aspect. To the first floor are three well-sized double bedrooms, served by a stylish contemporary re-fitted shower room and a separate wc. To arrange your viewing of this delightful home, please contact our



Approach

This nicely presented and character three bedroom semi detached property is approach via a front tarmac driveway being recently re-laid providing off road parking for multi vehicles with fore lawn and with various pots, plants and shrubs and leading to:

Double Glazed Front Entry Porch

With recently re-fitted porch with red quarry tiled floor covering, outside light and composite double glazed frosted front entrance door opening into:

Entrance Hallway

With quarry tiled floor covering, stairs rising to first floor accommodation, central heating radiator and glazed interior door opening into:

Through Lounge/Dining Room

24'6" x 11'2" (7.47 x 3.40)

With double glazed window to front, inset cast iron log burning stove, central heating radiator, cornice to ceiling, ceiling light point and open walkway into dining area.

Dining area with further central heating radiator, cornice to ceiling and single glazed exterior door to conservatory with accompanying side windows.

Conservatory

7'01" x 11'06" (2.16m x 3.51m)

With vinyl floor covering, double glazed French doors with accompanying side windows to rear garden and central heating radiator.

Kitchen

20'04" x 9'10" (6.20m x 3.00m)

Offering a matching selection of bespoke hardwood sage green base units with hardwood block work surface over, Belfast sink with hot and cold mixer tap, double glazed window to side, space facility for gas cooker, further space facility for dish washer, tiled effect floor covering and wall mounted column central heating radiator. Dining area with a contemporary log burning stove on raised slate, half double glazed window to rear aspect, tiled floor covering, further space facility for fridge/freezer, further column central heating radiator, two ceiling light points, UPVC double glazed door to rear garden and further interior door opening into converted garage.

Sitting Room / Home Office

12'0" x 7'7" (3.66 x 2.31)

With double glazed window to rear aspect, ceiling light point, wall mounted contemporary central heating radiator and further door opening into:

Utility Room

5'1" x 7'10" (max) (1.55 x 2.39 (max))

Forming part of the converted garage with opening into guest WC with ceiling light point, ceiling mounted extractor fan, metro style tiling to walls, tiled floor covering and low flush WC being unmeasured.

Utility room with contemporary circular wash hand

basin with hot and cold mixer tap on vanity unit, plumbing facility for washing machine/tumble dryer, further space facility for fridge freezer, fully tiled, contemporary wall mounted central heating radiator and double opening front garage style doors to front aspect.

First Floor Landing

From entrance hallway turning staircase gives rise to landing with double glazed window to side aspect, ceiling light point, loft access point and original style interior doors opening into:

Master Bedroom

13'6" x 11'4" (4.11 x 3.45)

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

Separate WC

With frosted double glazed window to front, hidden cistern push button low flush WC, heated chrome towel rail, laminate wood effect floor covering, ceiling light point and being unmeasured.

Shower Room

4'6" x 6'11" (1.37 x 2.11)

With refitted bathroom suite comprising walk-in contemporary shower cubicle with Bristaine mains powered shower over, frosted double glazed

window to side, wall hung wash hand basin wash hand basin with hot and cold mixer tap, heated chrome towel rail, fully tiled to walls and floor and ceiling light point.

Bedroom Two

11'2" x 9'11" (3.40 x 3.02)

With double glazed window to rear, bespoke panelling to walls, picture rail, ceiling light point and central heating radiator.

Bedroom Three

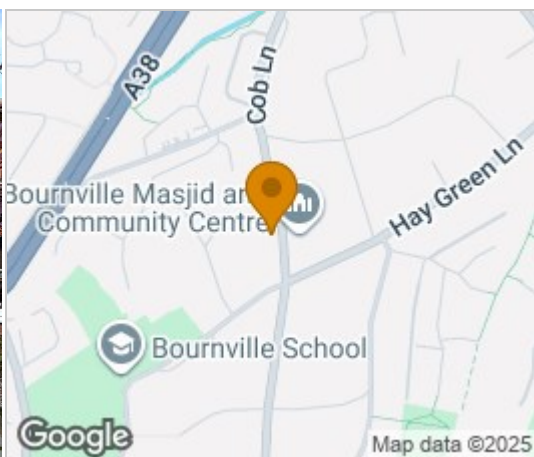
10'1" x 6'11" (3.07 x 2.11)

With laminate wood effect floor covering, double glazed window to rear, ceiling light point and central heating radiator.

Rear Garden

Accessed from additional kitchen area or conservatory with block paved patio area, decorative flower beds leading onto rear mature lawn and sizeable rear garden with hedgerows to borders and a further selection of mature trees, including apple trees, plants and shrubs and to rear with panelled fencing and pitch roof garden shed.





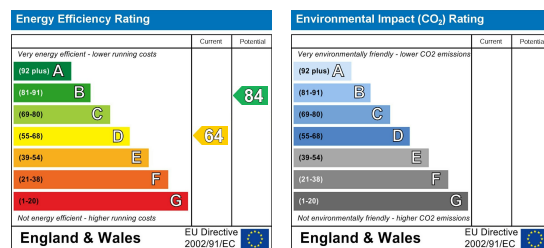
Floor Plan



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.