



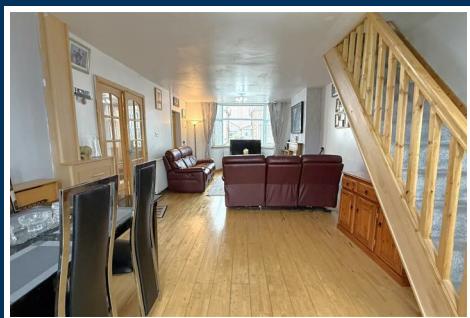
29 Plymouth Road

Stirchley, Birmingham, B30 2PD

Offers Over £295,000



An Exceptional Updated and Extended Family Home in a Great Location! This wonderful family home has been fully updated by the current owners to offer excellent space and style in a location that is hard to beat! Having been vastly extended over the years, the property provides superb family living. You're perfectly placed for all the area has to offer, including Stirchley's vibrant independent high street, excellent transport links via nearby Bournville train station and the soon-to-open Kings Heath station, as well as easy access to Pershore Road. The home is also well positioned for a range of popular local schools. To the rear, you'll enjoy a lovely walk straight into Hazelwell Park and along the scenic River Rea route. The house itself offers; driveway and fore garden, welcoming hallway, re-fitted guest WC, re-fitted kitchen, dual-aspect open-plan lounge and dining room, and a rear garden. To the first floor there are three generous bedrooms, a separate shower room and a family bathroom. To book your viewing, please call our Bournville sales team today!



Approach

This well presented and vastly extended three bedroom semi detached property is approached via a brick block paved front driveway providing off street parking for multi vehicles with panel fencing to borders, side access path giving access to the rear garden and from the drive a step leads up to a UPVC double glazed front entry door opening into:

Entrance Hall

With central heating radiator, ceiling light point, door to living/dining room, tiled floor covering and internal door opens into:

Ground Floor WC

3'05" x 7'01" (1.04m x 2.16m)

With push button WC, frosted double glazed window to the front aspect, wash hand basin on pedestal with tiling to splash backs, tiled floor covering, ceiling light point and, central heating radiator.

Extended Kitchen

17'08" x 7'08" (5.38m x 2.34m)

With frosted double glazed exterior door giving access to the side return and rear garden, heated chrome towel rail, tiled floor, ceiling light point, further double glazed window to the side aspect and single glazed internal French doors opening into open plan living/dining room. Kitchen offering a contemporary selection of white gloss fronted wall and base units with work surfaces over, integrated

Cooke and Lewis burner gas hob with in-built extractor over, integrated Cooke and Lewis cooker, space facility for and American style fridge freezer, space facility for dishwasher and washing machine, double glazed window to the rear aspect, stainless steel sink and drainer with hot and cold mixer tap, tiling to floor and splash backs, recessed spots to ceiling and internal French doors opens into:

Open Plan Living/Dining Area

total 28' into bay x 12'02" (total 8.53m into bay x 3.71m)

With double glazed window to the front aspect, door opening into entrance hall, two central heating radiators, inset electric fire on raised hearth and wooden mantle piece and surround and hardwood wooden floor covering. Dining area with double glazed French doors with accompanying double glazed side windows giving access and views to the rear garden, open plan balustrades staircase gives rise to the first floor landing, further central heating radiator, in-built meter cupboards and two ceiling light points.

Rear Garden

Leads on to an initial block paved full width patio area and side return, garden being laid mainly with mature lawn with hard standing for a garden shed to the rear and being finished with panel fencing to all borders.

First Floor Accommodation

From the open plan living/dining room staircase with balustrades gives rise to the first floor landing with loft access point, ceiling light point and stripped pine internal doors opening into:

Bedroom One

10'2" x 12'2" to alcove recess (3.12m x 3.71m to alcove recess)

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

Bedroom Two

9'06" x 9'07" (2.90m x 2.92m)

With double glazed window to the rear aspect, ceiling light point, in-built airing cupboard and further in-built over stairs storage cupboard and central heating radiator.

Shower Room

5'07" x 2'05" (1.70m x 0.74m)

From the landing step leads into a modernised shower with glazed shower screen with mains powered shower, tiled floor and splash backs and ceiling light point.

Bedroom Three

7' x 9'01" min x 14'05" max (2.13m x 2.77m min x 4.39m max)

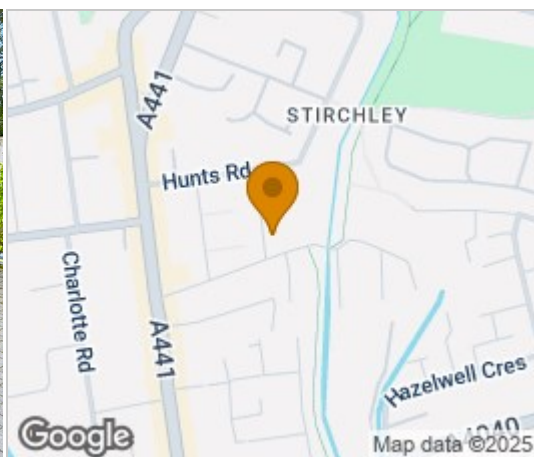
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom

11'04" x 6'11" (3.45m x 2.11m)

A refurbished bathroom with push button low flush WC, wash hand basin on vanity unit with under sink storage, ceiling light point, panel bath with glass shower screen and hot and cold mixer tap and shower attachment, frosted double glazed window to the front aspect, fully tiled walls and floor, heated chrome towel rail and wall mounted extractor.





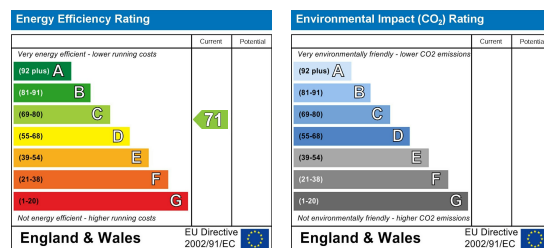
Floor Plan



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.