



25 Somerdale Road  
Bournville, Birmingham, B31 2EG

Asking Price £625,000



This beautifully extended family home is situated in one of the most desirable spots on the Bournville Village Trust. Perfectly placed to enjoy everything the area has to offer, including excellent local schools, green open spaces, superb transport links and the historic charm of Bournville itself. The property has been lovingly maintained and stylishly updated, combining period character with modern design. The accommodation on offer briefly comprises; mature front garden, driveway, welcoming entrance hall, boot room/storage, guest WC, front living room with log burning stove, rear dining room with bay window and period fireplace, and a superb extended breakfast kitchen with two sets of French doors leading to the gardens. Further ground floor features include a converted garage now used as a snug/kids' room, plus additional storage space, with both side and rear gardens completing the outside areas. To the first floor is a generous principal bedroom with en-suite shower room, a contemporary family bathroom, two further spacious double bedrooms and a fourth single bedroom currently used as a home office.

To arrange your viewing, please contact our Bournville team today.



#### Approach

This beautifully presented, extensively extended, and tastefully modernised family home is set behind a mature front fore garden, featuring an array of evergreen plants, trees, and bushes to the boundaries. A spacious driveway provides off-street parking for multiple vehicles, complemented by a neat fore lawn and decorative flowerbeds to all borders. The approach leads to a charming canopy porch with a frosted double-glazed composite front entry door, which opens into:

#### Entrance Hallway

With attractive hardwood flooring, a staircase with decorative balustrades rising to the first-floor landing, and a useful built-in under-stairs storage cupboard, the hallway sets a welcoming tone. Additional features include a central heating radiator, dado rail, cornice detailing to the ceiling, and two ceiling light points. A frosted double-glazed window to the front aspect brings natural light into the adjoining boot room/storage area. Interior doors lead through to:

#### Ground Floor WC

2'07" x 4'10" (0.79m x 1.47m)

With a slate-effect tiled floor covering, the guest cloakroom/WC is fitted with a modern push-button toilet, a wall-hung wash hand basin set within a sleek vanity unit with mixer tap and under-sink storage. The space is completed with a central heating radiator, ceiling light point, and ceiling extractor fan.

#### Living Room

15'01" x 10'11" (4.60m x 3.33m)

With elegant cornice detailing to the ceiling, a ceiling light point with decorative ceiling rose, and a traditional picture rail, this reception room combines charm with character. A striking inset log-burning stove sits upon a raised hearth, framed by a wooden mantelpiece and surround, with a feature exposed brick chimney breast recess creating a warm focal point. Additional features include two wall-mounted light points, a central heating radiator, and a double-glazed lattice window to the front aspect.



### Dining Room

12'08" into bay x 10'11" (3.86m into bay x 3.33m)

With hardwood floor covering, double-glazed bay incorporating lattice-effect windows and French doors providing views and access to the rear garden. Further features include cornice to ceiling, ceiling light point with decorative ceiling rose, bespoke built-in storage to alcoves, and inset cast-iron fireplace set on a raised hearth with wooden mantelpiece and surround.

### Open Plan Breakfast Kitchen/Dining

19'03" x 11'06" (5.87m x 3.51m)

With breakfast bar area and drop-down ceiling light point, recessed ceiling spotlights, and wooden floor covering. The kitchen is fitted with a range of matching wall and base units with granite work surfaces and contemporary tiled splashbacks. Integrated appliances include Neff double oven, Neff five-ring gas hob with built-in extractor over, washing machine, tumble dryer, and dishwasher. An inset stainless steel sink and drainer with mixer tap is set beneath a double-glazed lattice-effect window to the side aspect. Two lattice-effect French doors provide views and access to the rear garden. The room is completed with a wall-mounted contemporary column radiator and further glazed interior door opening into:

### Converted Garage/Kids Room

12'04" x 8'10" (3.76m x 2.69m)

With in-built storage solutions, ceiling light point, wall-mounted electric radiator, and double-glazed door giving access to the rear garden. Additional features include an in-built double storage cupboard providing excellent storage space, further internal door opening into additional storage, and a double-glazed lattice-effect window to the side aspect.

### First Floor Accommodation

From the hallway, a staircase with balustrading rises to the first-floor landing. With over-stairs airing cupboard, loft access point, two ceiling light points, and internal doors opening into:

### Dual Aspect Bedroom One

12'10" x 12'01" (3.91m x 3.68m)

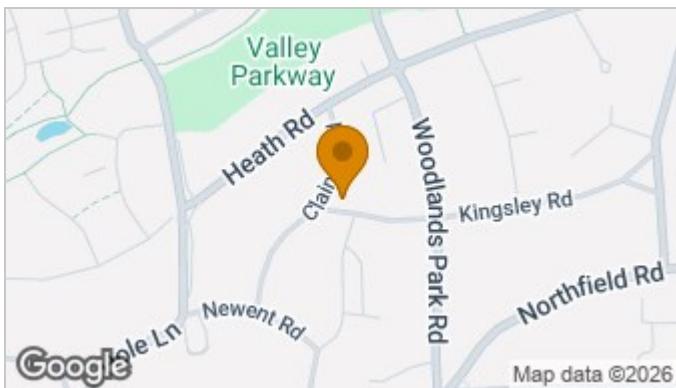
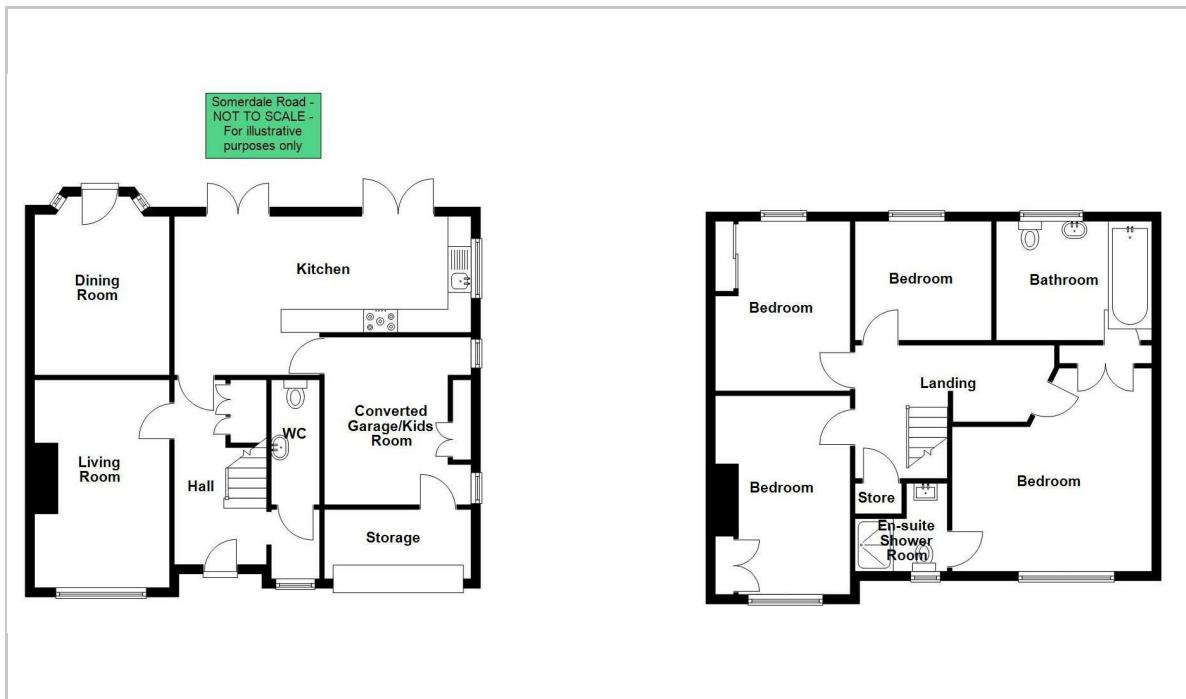
With double-glazed lattice-effect windows to the front and side aspects, ceiling light point, central heating radiator, and triple in-built wardrobe with overhead spotlights. Door opening into:

### En-Suite Shower Room

6'02" x 6'06" (1.88m x 1.98m)

With walk-in shower having mains-powered shower over, wash hand basin with mixer tap set on storage shelf, and push-button low flush WC. Finished with tiled floor and tiled splashbacks, frosted double-glazed window to the front aspect, and recessed ceiling spotlights.

## 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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## Bedroom Two

13'6" x 11' (4.11m x 3.35m)

With ceiling light point, lattice-effect double-glazed window to the front aspect, central heating radiator, in-built storage to alcoves, and further in-built triple wardrobe.

## Bedroom Three

12' x 9'09" (3.66m x 2.97m)

With ceiling light point, lattice-effect double-glazed window giving leafy views to the rear aspect, central heating radiator, cornice to ceiling, picture rail, and further in-built wardrobe with sliding doors.

## Bedroom Four/Home Office

9'04" x 7'11" (2.84m x 2.41m)

With ceiling light point, lattice-effect double-glazed window to the rear aspect, recessed ceiling spotlights, cornice to ceiling, central heating radiator, and laminate wood-effect floor covering.

## Side & Rear Garden

Accessible from the dining room, kitchen diner, or playroom, the property benefits from a wrap-around garden with wooden access gate leading to the front driveway. The garden is fully landscaped, featuring a full side patio with raised sleeper flowerbeds and panel fencing to the boundaries. The layout continues around to the rear garden, which offers a further full-width landscaped patio, mature lawn, and additional panel fencing and trees to the borders.

## Contemporary Family Bathroom

8'10" x 7'01" (2.69m x 2.16m)

With panel bath having hot and cold mixer tap, shower attachment, and mains-powered shower over. Wall-mounted contemporary wash hand basin with mixer tap, push-button WC, tiling to floor and splashbacks, and frosted lattice-effect double-glazed window to the rear aspect. Additional features include recessed ceiling spotlights, wall-mounted extractor fan, and central heating radiator.

