



171 Mary Vale Road
Bournville, Birmingham, B30 2DN

Offers Over £475,000

***A simply stunning four-bedroom extended home in a prime location!* This is one of those rare properties that instantly captures your attention. Beautifully presented and thoughtfully extended, the house has been architecturally redesigned to provide superb space and natural light throughout, all while retaining an abundance of charm and character. Its position could not be better, with everything the area has to offer right on the doorstep—including highly regarded local schools, the historic Bournville Green, excellent transport links via Bournville train station, and the vibrant hub of Stirchley just down the road, along with a wealth of parks and open spaces. The property offers a striking and attractive frontage and offers the following; Entrance vestibule and hallway with original Minton flooring that leads to a front reception room, complete with bespoke storage, an open fire, and an original character bay window. A delightful dining room with French doors follows, opening into a family kitchen and onto a breath-taking full-width rear extension with glass roof and gas log burning stove. This contemporary space, with bi-folding doors, seamlessly connects the interior to a landscaped garden. Upstairs, the first floor offers a spacious front main bedroom with en-suite shower room, a second well-proportioned bedroom with vaulted ceiling and sky lights, and third single room, Victorian style bathroom with freestanding bath, utility cupboard and a staircase that rises to a superb split-level fourth bedroom with dressing / study area, adding further versatility and charm to this already exceptional home. To book your viewing please call our Bournville team!**



Approach

This extended four-bedroom end of terrace home is set behind a low-level period-style brick wall with a wooden gate. A blue engineered brick pathway provides access to the side return and leads through a mature front garden, with a mix of established plants, trees, and hedgerows, towards an ornate storm porch with a hardwood front door featuring a triangular glazed window above opening into;

Entrance Vestibule

With original Minton tiled floor covering, wall mounted meter cupboard and wooden glazed interior door complete with window above opening into:

Entrance Hallway

With continued Minton tiled flooring, central heating radiator, cornice to ceiling, ceiling light point with ceiling rose, feature archway mirroring front fan light window with plaster corbels, stairs giving rise to the first floor landing and interior door opens into:

Front Reception Room

11'07" to alcoves x 12'10" (3.53m to alcoves x 3.91m)

With original, single glazed ornate bay window to the front aspect, two central heating radiators, exposed refurbished wooden floorboards, ceiling light point with ceiling rose, cornice to ceiling, picture rail and open inset cast iron fireplace on raised hearth and wooden mantle piece and surround and incorporating bespoke storage to alcoves.

Dining Room

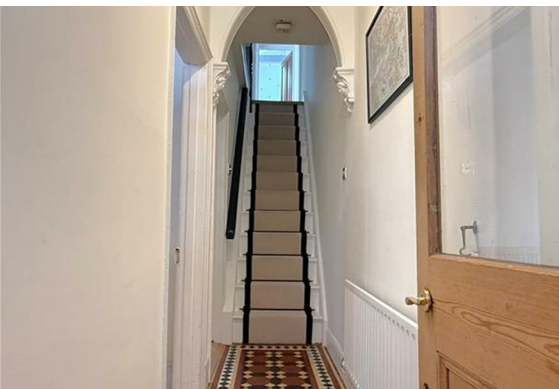
11'08" x 112'04" (3.56m x 34.24m)

With floor mounted Victorian style cast iron radiator, ceiling light point with ceiling rose, cornice to ceiling, inset cast iron fireplace with wooden mantle piece and surround, wooden floor covering, bespoke hardwood fitted double glazed French doors with accompanying window above giving views and access to the inner courtyard, stripped pine interior door complete with original furnishings opening into under stairs storage cupboard and open walkway into:

Superb Kitchen

12'05" x 8'09" (3.78m x 2.67m)

Kitchen area with a lovely selection of hardwood painted wall and base units incorporating a mixture of block wooden and quartz marble effect work tops and return splash backs, inset Belfast sink with hot and cold mixer tap, integrated fridge freezer, wall mounted boiler cupboard housing Worcester Bosch combination boiler, wooden framed double glazed window to the side aspect, recessed spots to ceiling with tongue and groove panelling, feature chimney recess with space facility for Range cooker, contemporary tiling to splash backs, wall mounted shelving units, under shelving lighting, continued wooden floor covering and opening out into:



Wonderful Rear Extension 15'01" x 14'09" (4.60m x 4.50m)

With continued wooden floor covering, inset log burning stove on slate hearth and painted brick surround and wooden mantle. two wall mounted light points, two ceiling light points and further ceiling fan light, three wall mounted picture lights, vaulted ceiling with exposed beams and further glass ceiling side extension, double glazed windows overlooking the the inner courtyard and hardwood bi-folding doors giving lovely views and access to the rear garden.

Rear Garden

An initial decking area provides an excellent space for seating and entertaining, with panelled walls, sleeper flowerbeds, and a range of plants, trees, and shrubs. Additional raised flowerbeds and seating areas lead to the main garden, which is accessed via a wooden gate to the side return. From the decking, steps lead down to a low-maintenance astro-turf lawn, bordered by well-stocked flowerbeds. A circular patio offers further seating and entertaining space, while a wooden pathway and archway with wisteria provide access to the rear garden building.

Garden Building 10' x 16'01" (3.05m x 4.90m)

With double opening doors from the side and providing excellent further potential for home office / gym / workshop.

First Floor Accommodation

From hallway staircase with decorative carpet stair runner and painted balustrades gives rise to the first floor split level landing with three ceiling light points, door opening to further staircase giving rise to the top floor, door opening into utility cupboard with plumbing facility for tumble dryer and washing machine and further stripped original pine interior doors complete with period furnishings opening into:

Bedroom One 15'01" x 10'08" (4.60m x 3.25m)

With exposed refurbished wooden floor covering, inset decorative cast iron fireplace, cornice to ceiling, ceiling light point with ceiling rose, Victorian cast iron radiator, double doors opening into in-built storage/wardrobe, two feature hardwood sash windows to the front aspect and door opening into':

En-Suite Shower Room 6'11" max x 5'08" (2.11m max x 1.73m)

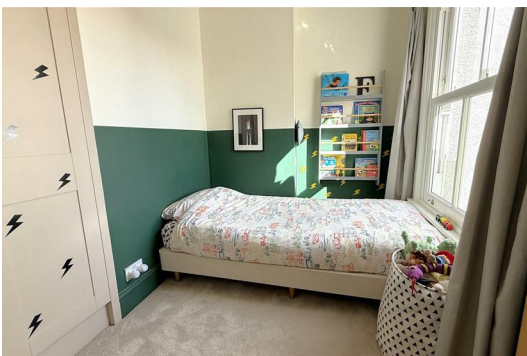
With walk-in shower with mains powered shower over, high flush Empire WC, corner fitted wash hand basin with hot and cold taps, continued exposed refurbished wooden floor covering, tiling to splash back areas, central heating radiator, recessed spots to ceiling and wooden framed double glazed window to the side aspect.

Extended Bedroom Two 14'10" max x 8'09" min x 8'05" (4.52m max x 2.67m min x 2.57m)

Offers feature four double glazed Velux roof lights to the side aspect, exposed beam work, recessed spots to ceiling, feature panelling to walls, further double glazed windows giving lovely picture views of the rear garden, bespoke over door storage options, central heating radiator, built-in wardrobe and also incorporating home working area.

Bedroom Three 9' x 6'05" (2.74m x 1.96m)

With double glazed sash window to the rear aspect, in-built double wardrobe, ceiling light point, loft access point and central heating radiator.





Bathroom

7'11" x 5'10" (2.41m x 1.78m)

A Victorian style bathroom with a free standing claw footed bath with hot and cold mixer tap and shower attachment and a mains powered shower over, bespoke circular sink with hot and cold taps on an up-cycled vanity unit, further high flush WC, single glazed sash window to the side aspect, feature floor standing Victorian cast iron radiator, wooden floor covering, wall mounted extractor and tiling to splash backs.

Top Floor Accommodation

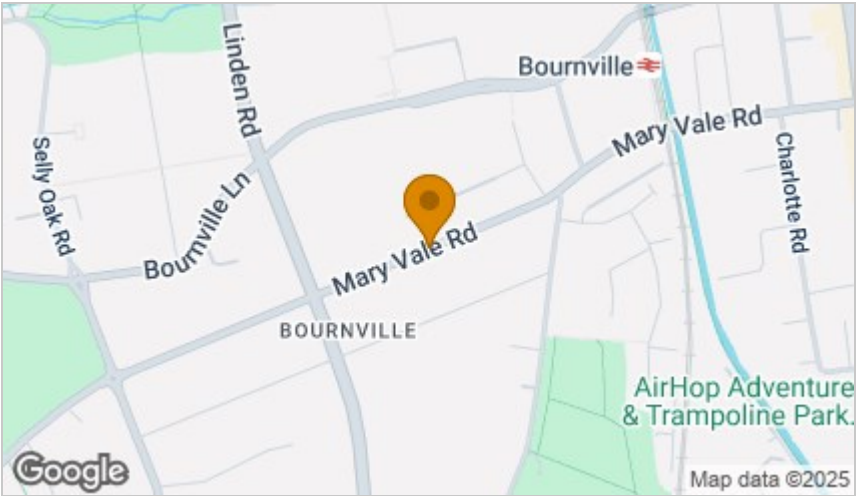
work space 9'03" x 5'03" (work space 2.82m x 1.60m)

From first floor landing door and staircase gives rise to a stunning characterful split level top floor with central heating radiator, work space area with double glazed window to the rear aspect, feature exposed beam work, decorative balustrading, painted wooden staircase to the main bedroom area.

Bedroom Four

15'01" x 19'0" to recess (4.60m x 5.79m to recess)

With double glazed Velux roof light to the front aspect, further double glazed Velux to rear aspect, two ceiling light points, feature exposed painted brick work, painted wooden floor covering, an array of bedroom furniture including wardrobe, drawers and desk and feature recess.



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	