



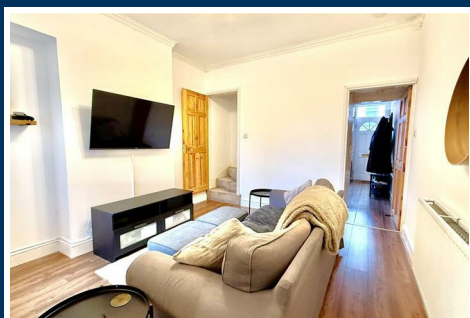
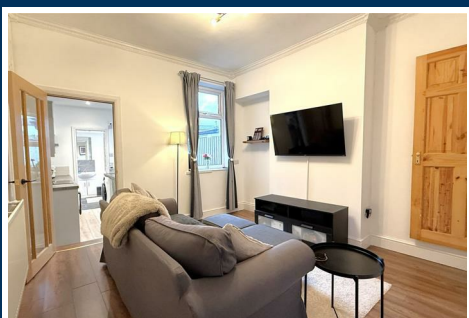
16 Cotteridge Road

Cotteridge, Birmingham, B30 3AZ

Offers In The Region Of £240,000



BEAUTIFULLY PRESENTED THREE BEDROOM HOME WITH LOVELY GARDEN! This is a well presented and updated, three bedroom period terrace home which has been updated over the years by the current owners. The property is perfectly located for all of the amenities of both Cotteridge and Stirchley and also ideally placed for access to nearby Kings Norton and Bournville train stations with their excellent commuter links alongside the local parks and schools in the area, you couldn't be better placed!. The house itself offers a superb blend of period details and modern fittings with the accommodation on offer briefly comprising; fore garden, front reception room with bay window and rear living room, modern re-fitted kitchen, superb ground floor bathroom with underfloor heating and a lovely rear garden with side access. To the first floor there is two double bedrooms and a further single bedroom / home office. To book your viewing please ring our Bournville sales team!



Approach

This pretty three-bedroom mid-terrace, is approached via a shared front gate railings and a low level brick wall. The low-maintenance front garden features blue slate chippings and a pathway leading to a hardwood glazed front door with a single glazed window above opening into;

Front Reception Room

11'05 x 10'11 (3.48m x 3.33m)

The front reception room features laminate wood flooring and an original bay window with single glazed sash windows to the front aspect. There cornice to the ceiling, a ceiling light point with a decorative ceiling rose, radiator, and access to both the electric and gas meters. A door leads to an understairs storage cupboard. An internal door opens into the rear reception room;

Rear Reception Room

11'04 x 11'10 (3.45m x 3.61m)

The rear reception room also features laminate wood flooring, with a door giving access to the stairs leading to the first floor. There is a double glazed window overlooking the rear aspect, cornicing to the ceiling, a ceiling light point with ceiling rose, and a central heating radiator. From the rear reception room a glazed, Oak internal door opens into;

Refurbished Kitchen

9'01 x 6'10 (2.77m x 2.08m)

The refurbished kitchen offers a contemporary light grey selection of matching wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. Integrated appliances include a Hotpoint oven, Hoover electric hob with Hisense stainless steel extractor above, slimline dishwasher,

and integrated fridge. There is also space and plumbing for a washing machine. The kitchen features a stainless steel sink and drainer with mixer tap, a double glazed window to the side, and a frosted uPVC double glazed door giving access to the side return and rear garden. Additional features include recessed spotlights to the ceiling, laminate flooring, and a central heating radiator.

Ground Floor Bathroom

7'04 x 6'09 (2.24m x 2.06m)

A contemporary oak internal door opens into the refurbished bathroom, which features a modern three-piece suite comprising a panel bath with glass shower screen and mains power shower with mixer attachment, a wash basin set within a vanity unit offering under-sink storage, and a low-level WC. The room benefits from frosted double glazed windows to both the side and rear, full floor and wall tiling, recessed ceiling spotlights, a heated chrome towel rail, and underfloor heating.

Landing

From the living room, stairs rise to the first-floor landing, which features recessed ceiling spotlights, a central heating radiator, and a loft access point with pull-down ladder. Internal doors lead to the bedrooms.

Bedroom One

10'11 x 11'05 (3.33m x 3.48m)

A bright double bedroom with laminate wood flooring, a double glazed window to the front aspect, a central heating radiator, and a ceiling light point.

Bedroom Two

8'04 x 11'10 (2.54m x 3.61m)

A good-sized second bedroom with laminate wood flooring, a double glazed window overlooking the rear aspect, a central heating radiator, and a door leading to an over stairs storage cupboard.

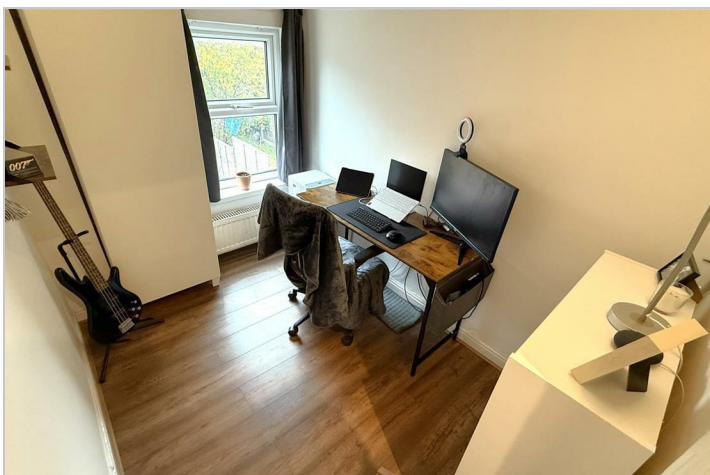
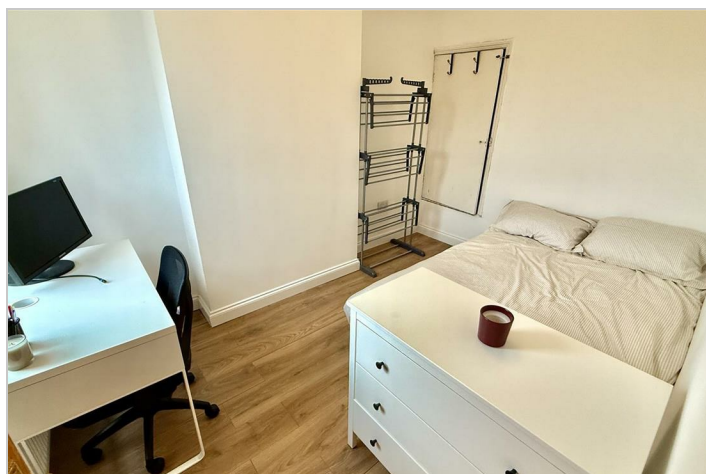
Bedroom Three

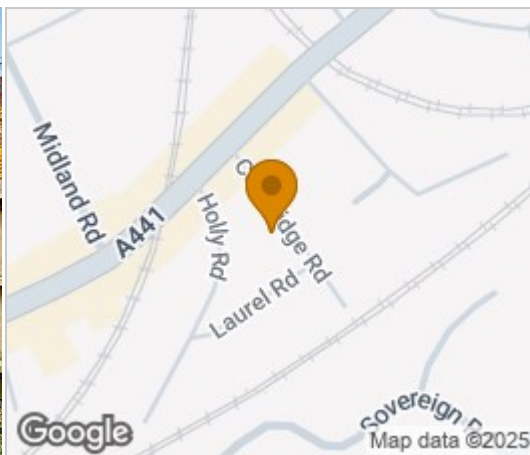
6'02 x 8'10 (1.88m x 2.69m)

Accessed via a further door and steps, this bedroom features laminate wood flooring, a double glazed window to the rear aspect, a central heating radiator, ceiling light point, and coving to ceiling.

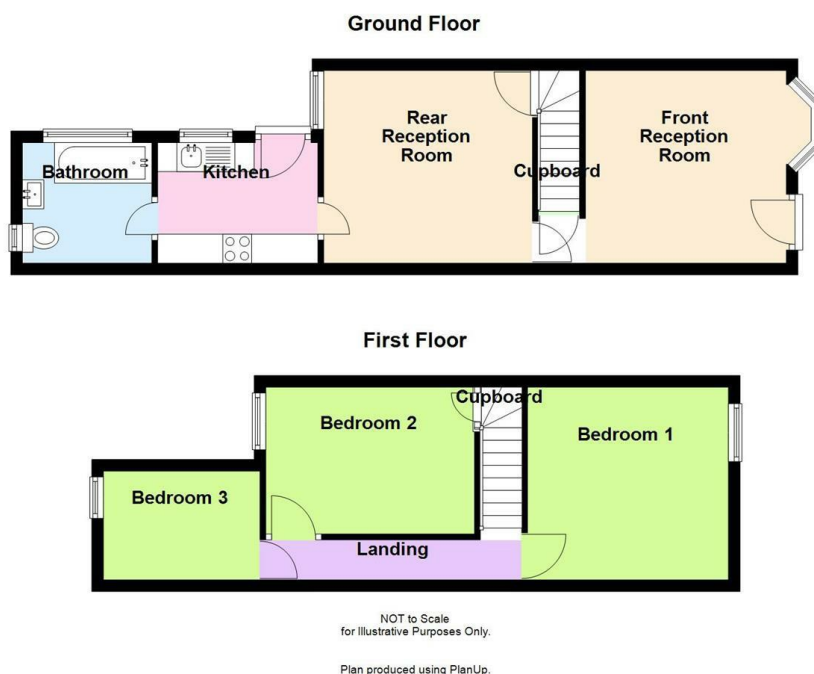
Rear Garden

The property benefits from a rear garden with a side return and shared neighbouring pathway providing access. The main garden is laid mainly to mature lawn, with a pathway leading to the rear section of the garden and panel fencing enclosing the boundaries.





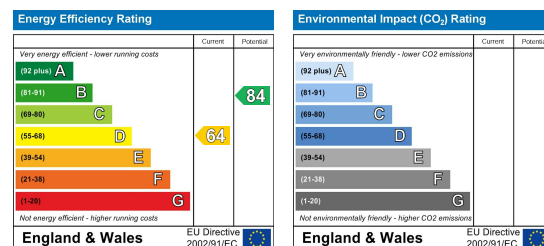
Floor Plan



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.