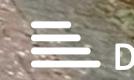




30 Beech Road
Bournville, Birmingham, B30 1LJ

Offers In The Region Of £525,000

**Rice
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ESTATE AGENTS LLP



LOVELY THREE BEDROOM HOME IN ONE OF THE AREAS MOST SOUGHT-AFTER LOCATIONS! Situated on one of Bournville's most desirable roads within the highly regarded BVT Conservation Area, this delightful three-bedroom period semi-detached home offers generous accommodation, enormous potential, and a truly exceptional rear garden complete with a charming mini orchard. Perfectly positioned in the very heart of Bournville, the property is just a short stroll to Bournville Park and the historic village green, with its excellent range of local amenities. It is also ideally located for highly regarded local schools, including the village primary and Cadbury College, as well as excellent commuter links via Bournville train station to the QE Hospital, the University of Birmingham, and Birmingham City Centre. The home is rich in character and charm and briefly comprises: a mature fore-garden with driveway, entrance hallway, boot room, living room, dining room, kitchen, modernised ground floor bathroom, and a lovely summer room. Externally, there is a superb rebuilt workshop/garage and a wonderful, mature rear garden featuring a patio area and a delightful miniature orchard. To the first floor are two generous double bedrooms, one benefiting from an en-suite, along with a third bedroom enjoying pleasant views over the rear garden. This is a fantastic opportunity to acquire a charming family home in an exceptional location. To arrange your viewing, please contact our Bournville Sales Team.



Approach

This wonderful Bournville character semi-detached cottage is approached via a mature fore-garden with decorative flowerbeds to the borders and a brick paved driveway providing off-street parking for multiple vehicles, which in turn leads to wooden double opening doors opening into the extended rebuilt garage and further leading to a wooden glazed original-style door opening into:

Entrance Porch

With original-style secondary glazed windows to the side aspect, central heating radiator, in-built meter cupboard, ceiling light point, and door opening into:

Pantry/Store Room

5'05" x 4'03" (1.65m x 1.30m)

With ceiling light point and single glazed window to the garage.

Lobby Area

With ceiling light point, stairs giving rise to the first floor landing, and original-style internal doors opening into:

Front Reception Room

14'7" x 11'8" to recess (4.47m x 3.56m to recess)

With two feature picture secondary glazed windows to the front aspect, picture rail, ceiling light point, inset gas fire with cast iron surround and raised slate hearth, and central heating radiator.

Rear Reception/Dining Room

14'4" x 14'2" to under stairs area (4.39m x 4.32m to under stairs area)

With original-style single glazed sash window into the inner courtyard, ceiling light point, central heating radiator, dado rail, inset gas fire set into the chimney breast, open archway opening into under-stairs storage area, and glazed internal door with step leading into:

Kitchen

11'04" x 8'07" (3.45m x 2.62m)

With a selection of wall and base units incorporating a wall-mounted glazed display unit, wooden work surfaces, space for a cooker, inset Belfast sink with hot and cold taps, space for a dishwasher, tiled floor covering, ceiling light point, tiled splashbacks, and under-counter fridge.



Outer Lobby Area
With hardwood glazed door giving access to the inner veranda area and stripped pine internal door opening into:

Refurbished Bathroom

8'03" x 8'02" max (2.51m x 2.49m max)

With two frosted double glazed windows to the rear and side aspects, panel bath with glass shower screen and mains-powered shower over, hot and cold mixer tap with attachment, wash hand basin set on vanity unit with hot and cold mixer tap, tiling to all splashbacks, slate tiled floor covering, and central heating radiator.

Inner Courtyard Area

With brick-paved patio seating area and sliding double glazed patio doors giving views and access to the rear garden. Steps and a glazed internal door open into:

Extended Garage/Workshop

26' x 10'06" (7.92m x 3.20m)

Offering excellent further potential and featuring double glazed wooden doors to the driveway, work surface, plumbing for washing machine and tumble dryer, additional under-counter fridge freezer, single glazed window to inner courtyard, wall-mounted Worcester Bosch combination boiler, stainless steel sink with hot and cold taps, and single glazed windows enjoying views over the rear garden.

Rear Garden

With a continued full-width brick-laid patio area and steps leading down to the main garden. A superb rear garden laid mainly to mature lawn, with hedgerows to all boundaries and incorporating a selection of fruit and apple trees, along with a garden shed to the rear.

First Floor Accommodation

With stairs rising to the first floor landing, two ceiling light points, loft access point, and internal doors opening into:

Bedroom One

13'06" into bay x 14'04" (4.11m into bay x 4.37m)

With feature single glazed bay window with secondary glazing to the front aspect, additional picture window with secondary glazing, central heating radiator, ceiling light point, and door opening into:

En-Suite

5'05" x 4'09" (1.65m x 1.45m)

A refurbished en-suite comprising corner-entry shower with mains-powered shower, push-button low flush WC, wash hand basin set on vanity unit with hot and cold mixer tap, fully tiled walls and floor, ceiling light point, extractor fan, and wall-mounted heated chrome towel rail.

Bedroom Two

11' into recess x 11'03" (3.35m into recess x 3.43m)

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



Bedroom Three

11'02" x 8'07" (3.40m x 2.62m)

With door and internal step leads into bedroom with further double glazed sash window to the rear aspect, ceiling light point and central heating radiator.

General Information

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

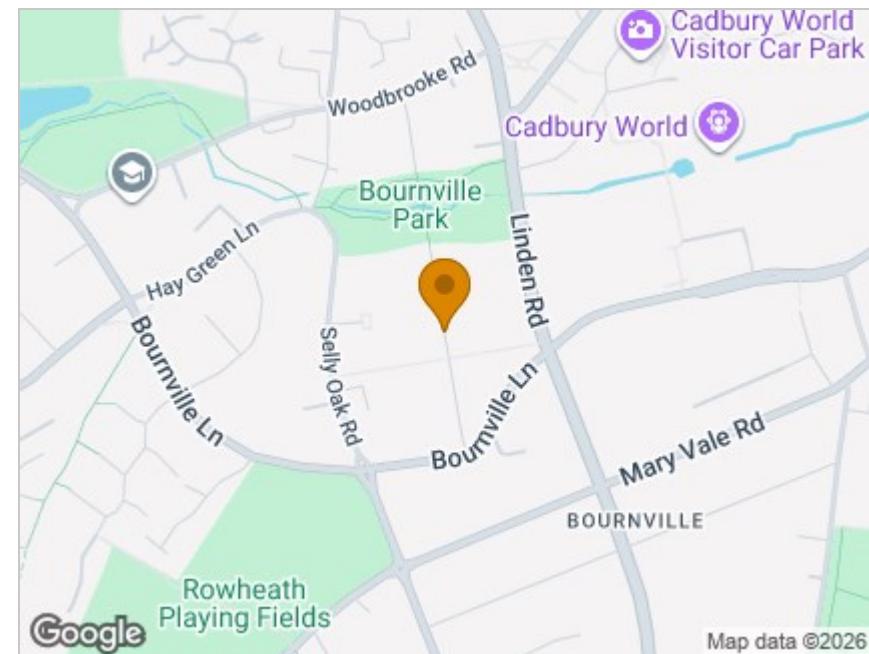
The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

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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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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