

**Cornfield Road, Bournville Village
Trust, Northfield B31 2EA**

Offers in Excess of £475,000



WONDERFUL DETACHED 3-4 BEDROOM FAMILY HOME IN A LOVELY LEAFY LOCATION! This lovely period home is located on this much-sought after road is ideally placed for access to all that the area has to offer including the much in demand local schools, excellent transport links via road and train to the QE and Royal Orthopaedic hospitals, University of Birmingham and City Centre alongside Bournville's historic village green, local parks and also the nearby motorway network. This characterful home offers an abundance of charm and also lends itself to further potential due to its enviable plot whilst already being extended and also offering wonderful secluded mature gardens with a sunny westerly aspect. The further accommodation on offer briefly comprises; front gardens and driveway with side garage, living room, flexible extended breakfast kitchen/dining room, guest cloakroom and lovely garden. To the first floor there are three double bedrooms with a further fourth bedroom off bedroom three/office, partially converted loft space offering more potential and excellent storage space and the first floor also offers a family bathroom. To arrange your viewing of this wonderful home please call our Bournville team or click the link for the full virtual tour.



ACCOMMODATION

Approach

This well presented and characterful detached three/four bedroom property is approached via a front driveway providing off street parking for multi vehicles and giving access to the side garage with raised mature fore lawn with decorative flowerbeds and low level walling to all boundaries and block paved pathway with steps leading up leading to a double glazed frosted front entry door opening into:

Entrance Hall

With ceiling light point, stairs giving rise to the first floor landing and interior doors opening into:

Dual Aspect Living Room 19' 9" (into window recess) x 11' 6" (6.03m x 3.5m)

With double glazed window to the front aspect, central heating radiator, cornice to ceiling, two wall mounted light points, ceiling mounted light point, French door with accompanying double glazed window giving access to the rear garden and inset gas fireplace with decorative wooden surround.

Reception Room 12' 2" x 10' 6" (3.7m x 3.20m)

With ceiling light point, double glazed window to the front aspect, central heating radiator, cornice to ceiling and original style interior door opening into:

Extended breakfast Kitchen/Dining Room Kitchen Area 15' 7" x 7' 7" (4.75m x 2.32m) Dining Area 13' 10" x 11. 1" (4.21m x 3.38m)

With kitchen having a modern selection of wall and base units with roll edge work surfaces, integrated five ring burner gas hob with in built extractor over, in-built double oven, space facility for dishwasher, wall mounted Baxi combination boiler, breakfast bar, tiling floor covering, double glazed window to the rear aspect, double glazed window to the side aspect, central heating radiator, in-built storage to under stairs storage space, ceiling light point, tiling to splash backs and open walkway through to dining extension. With the capability to be converted into a further extended kitchen with double glazed window to the rear aspect, double glazed French door with accompanying double glazed side window giving access to the rear patio, continued tiled floor covering, recessed spots to ceiling, loft access point with storage, in-built corner larder providing plentiful storage space, further walk-in storage cupboard and interior door opening into;

Guest Cloakroom 4' 9" x 3' 3" (1.44m x 0.99m)

With corner mounted wash hand basin with hot and cold mixer and storage cupboard below, push button low flush WC, frosted double glazed window to the front aspect, ceiling light point, tiled to half wall height, continued tiled floor covering, wall mounted extractor fan and ceiling light point.

First Floor Accommodation

From hallway stairs give rise to the first floor landing with ceiling light point, double glazed window to the rear aspect, central heating radiator and interior doors opening into:

Bedroom One 15' 4" (max) x 12' 2" (4.68m x 3.7m)

With double glazed window to the front aspect and further frosted double glazed window to the front aspect, built-in over stairs storage area, cornice to ceiling, ceiling light point and central heating radiator.

Bedroom Two 11' 7" x 10' 4" (3.54m x 3.14m)

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

Bedroom Three/Home Office 8' 3" x 8' 3" (2.52m x 2.51m)

With double glazed window to the rear aspect, central heating radiator, loft access point with pull down ladder and ceiling light point.

Bedroom Four 7' 0" x 15' 0" (2.13m x 4.58m)

With steps leading down to bedroom four with double glazed window to the rear aspect, picture Dorma double glazed window to the side aspect, ceiling light point and central heating radiator.

Guest WC 5' 10" x 2' 9" (1.78m x 0.83m)

With push button low flush WC, frosted double glazed window to the rear aspect, recessed spots to ceiling, fully tiled to walls and laminate floor covering.

Bathroom 6' 11" x 8' 6" (2.12m x 2.59m)

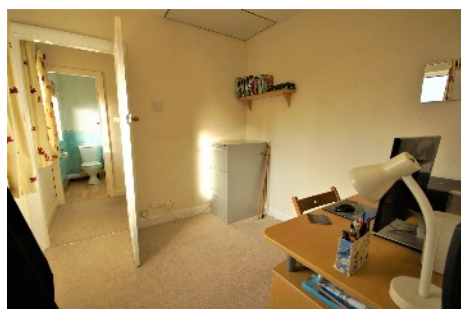
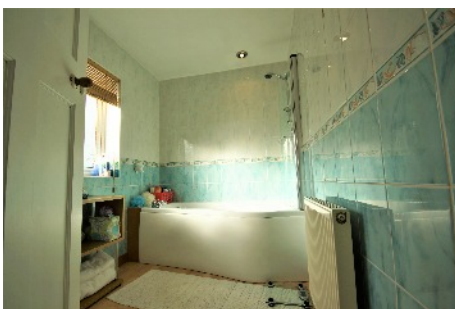
With p-shaped bath with mains power shower over and curved glass shower screen, laminate wood effect floor covering, wash hand basin on in-built vanity unit with storage cupboards, frosted double glazed window to the rear aspect, fully tiled to walls, recessed spots to ceiling and central heating radiator.

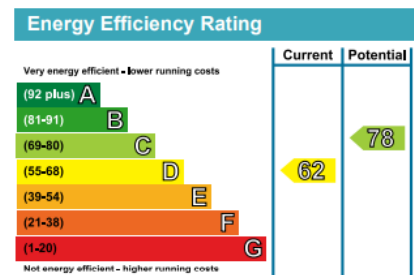
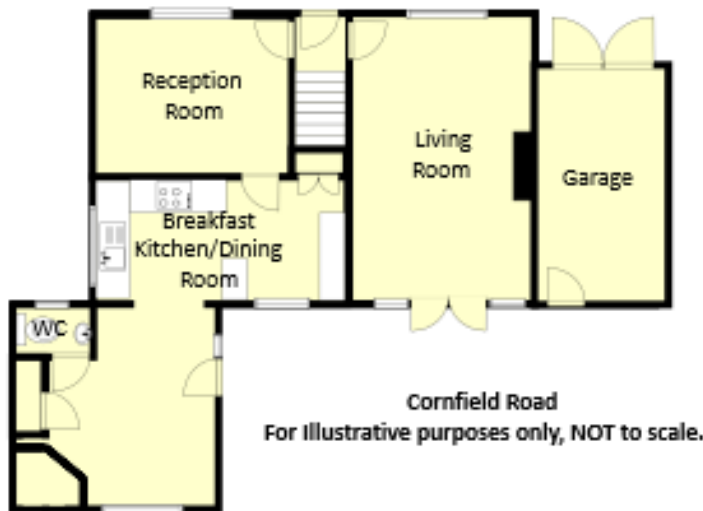
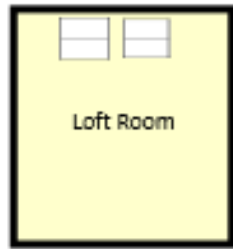
Rear Garden

Accessed from the garage, living room or kitchen out onto large landscaped patio area with raised brick flowerbeds to borders leading to rear mature lawn. With a superb mature garden being well tended and loved over the years offering a landscaped rear garden with mature lawns and a varied selection of mature shrubs and fruit trees with sculptured flowerbeds incorporating further flowering plants and shrubs, raised vegetable and rose garden, hedgerows to borders, landscaped rockery water feature and rear garden area with hard paving currently housing two pitch roof garden sheds with a further area with hard flooring for a greenhouse.

Garage

With double opening glazed doors giving access to front driveway, wall mounted fuse box, wall mounted gas meter, ceiling light point, central heating radiator, hardwood rear door giving access to the rear patio and single glazed original panel window overlooking the side aspect.





Referral Fees - We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £150.00 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Moneywatch Finance Ltd who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Moneywatch Finance Ltd for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are approx. £200.00 per case.

The same also applies if we have introduced you to the services of Carpenters Surveyors Ltd who we are confident will provide you with a first class service relevant to your property needs, we will again receive a referral fee from Carpenters Surveyors up to £70.00. This referral fee does not impact the actual fee that you would pay Carpenters Surveyors Ltd had you approached them direct as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

We endeavour to make our sales details accurate and reliable but they should not be relied on as a statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If you have instructed another agent on a sole agency basis the terms of those instructions must be considered before contacting us, to avoid the possibility of paying two commissions if a sale results.