



Hemyock Road, Bournville Village Trust, B29

£450,000

McHugo Homes

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MCHUGO
HOMES



- Over 1100 square feet
- Three bedrooms
- Semi detached home
- Welcoming driveway
- Large rear garden
- Living room and dining room
- Fitted kitchen
- Utility and garage/store

Discover suburban bliss in this three bedroom semi detached home in Hemyock Road, within the sought after Bournville Village Trust. Elegant living areas, upgraded spaces, and a family home, with large rear garden, and welcoming driveway. Internal viewing a must.



PROPERTY

Situated within the coveted Bournville Village Trust estate, this three-bedroom semi-detached home on Hemyock Road is a testament to family living at its finest with accommodation of over 1100 square feet. Step into a welcoming embrace of two reception rooms, featuring a living room adorned with a fantastic bay window area - the perfect backdrop for family gatherings and cozy evenings.

The separate fitted kitchen is a culinary haven, complemented by upgraded utility spaces and a store converted from the garage, adding practicality to this charming abode. Modernity meets comfort in the well-appointed bathroom, while the large rear garden beckons outdoor enjoyment, an ideal playground for families to create lasting memories.

This residence boasts not only a welcoming driveway but also essential features like double glazing and gas central heating, ensuring comfort and efficiency (where specified). The family-centric design includes a downstairs WC, offering convenience for the bustling household.

Hemyock Road invites you to a lifestyle where every detail is thoughtfully crafted for modern family dynamics, providing a perfect balance of style, space, and practicality. Your dream home awaits in this sought-after neighbourhood.

AREA

Established in 1900 by the visionary George Cadbury, the esteemed Bournville Village Trust Estate stands as a testament to thoughtful urban planning. This renowned community is celebrated for its sought-after schools, delightful tree lined road, and greenery with parks and gardens, plus a myriad of local amenities (the Director's favourite being feedback the duck at Rowheath Park/Pavilion).

The village is steeped in history, with its roots tracing back to George Cadbury's commitment to creating a harmonious living environment for residents. This commitment is evident in the well-planned infrastructure that has become synonymous with the Bournville Village Trust.

The educational institutions within the Bournville Village Trust consistently uphold high standards, making it an ideal locale for families with a focus on quality education, whilst the presence of Birmingham University, Cadbury Works at Bournville, and various local hospitals, including the Queen Elizabeth Hospital in Selly Oak and the Royal Orthopaedic Hospital in Northfield, adds to the prestige and convenience. These institutions not only contribute to the cultural and economic vibrancy of the area but also provide essential services for residents.

Furthermore, the strategic location of Bournville ensures easy accessibility to key destinations. The railway stations in Bournville and Selly Oak provide seamless connectivity to Birmingham City Centre, enhancing the overall convenience for residents commuting to work or exploring the city's offerings.

APPROACH

Paved front driveway, front garden laid to lawn, hedgerow to boundaries and shrubbery/ flower beds to borders, side gate, store door and front door to:

ENTRANCE HALL

Wooden flooring, radiator, ceiling light point, carpeted, stairs to first floor and doors to:

LIVING ROOM

Front facing double glazed bay window, radiator, power points, ceiling coving and light point, power points, gas fire with mantle surround.

DINING ROOM

Double opening French doors accessing patio, power points, ceiling light point and coving, radiator, hatch through to kitchen, carpeted.

KITCHEN

Range of wall and base mounted units, roll edge work surfaces, integrated under counter fridge, slide-out corner storage, four ring Neff gas hob with double oven below, Worcester boiler concealed within storage, double glazed windows with rear aspect, inset Franke polycarbonate one and a half bowl sink with chrome mixer tap above, radiator, ceiling spotlights and coving, power points.

UTILITY

Laminate flooring, door to outside, window with rear aspect, roll edge worktop with inset one and a 1/2 bowl sink, plumbing for washing machine, integrated Neff dishwasher, recessed ceiling downlighters, door to garage, power points.

GARAGE/STORE

Up and over door, ceiling light point, fuseboard, power supply.

WC

Floating corner wash hand basin, low level WC, fully tiled, extractor fan, wall light point.

FIRST FLOOR LANDING

Double glazed window with the side aspect, access to loft, ceiling light point, airing cupboard, and doors to:

BATHROOM

Obscure double glazed windows with dual aspect, tall radiator, contemporary wash hand basin within vanity unit, corner shower cubicle with electric Mira shower, low level WC, bath with adjustable hose fitting, recessed ceiling downlighters.

BEDROOM ONE

Rear facing double glazed window, power points, radiator, ceiling spot lights and coving, mirror fronted fitted wardrobes.

BEDROOM TWO

Front facing double glazed bay window, carpeted, radiator, power points, ceiling light point and coving.

BEDROOM THREE

Front facing double glazed window, carpeted, ceiling light point, radiator.

REAR GARDEN

Predominantly laid to lawn, paved patio area, side gate to front of house, hedgerow to boundaries, shed, mature established shrubbery and trees.

Full Description

TENURE: FREEHOLD

COUNCIL TAX BAND: D

EPC: C

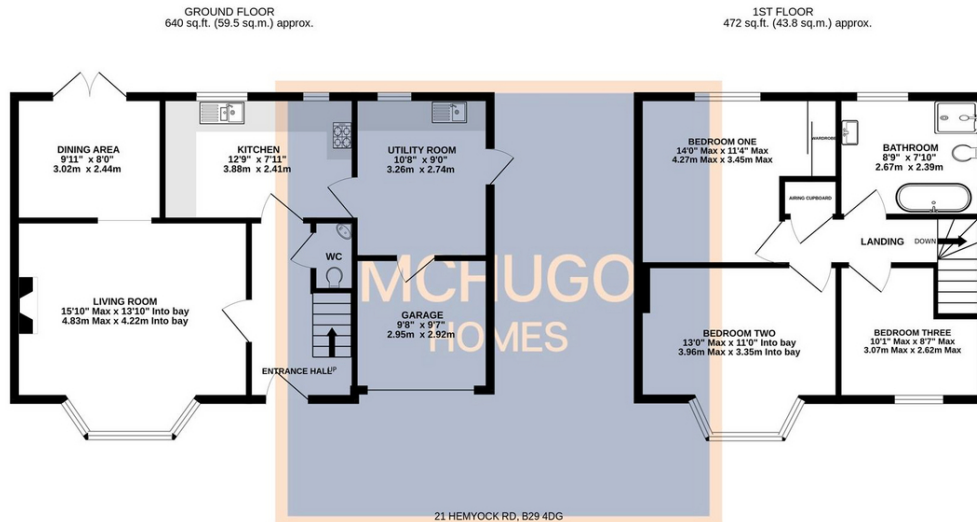
BROADBAND: Ofcom reports Networks in your area - Virgin Media, Standard/ADSL Broadband

Bournville Village Trust: Annual Service Charge of £104.79 per annum

Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. |However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.

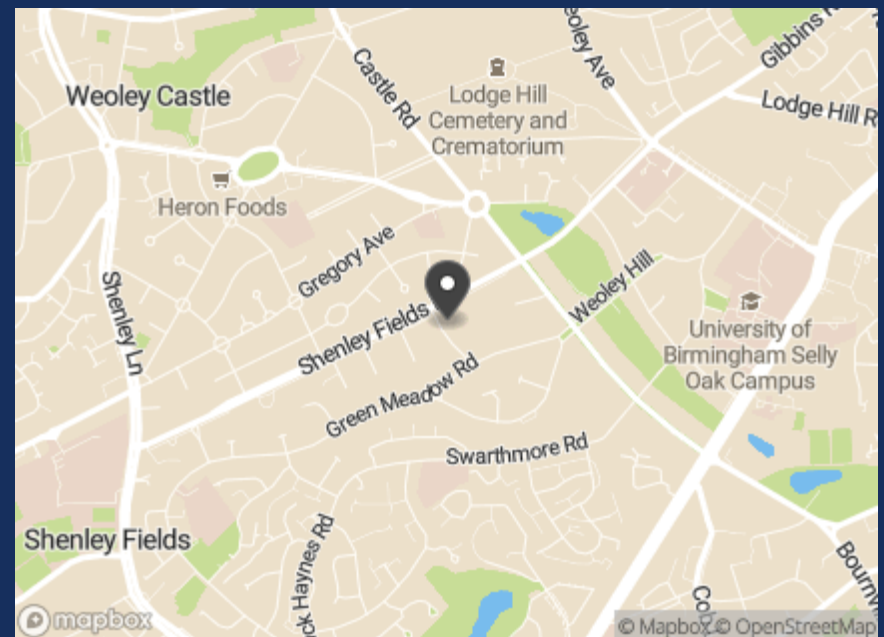




21 HENYOCK RD, B29 4DG
 TOTAL FLOOR AREA: 1112 sq.ft. (103.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	71	85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A	69	82
(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			
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