

**NEW BUILD THREE BEDROOM SEMI DETACHED HOME  
IN A CUL DE SAC LOCATION VERY CLOSE TO STIRCHLEY CENTRE**



**13 BOWLING GREEN WAY  
STIRCHLEY  
BIRMINGHAM B30 2PU**

- New home - never been occupied - be the first to move in
- Large square lounge/Dining Room
- Fitted kitchen with appliances and breakfast area
- Three bedrooms, ensuite shower to main plus family bathroom
- Car parking spaces to the side

**Offers in region of £345,000**

A three bedroom semi detached home recently completed by 'Taylor Wimpey' in new cul de sac offering modern living in an established residential area just a few steps away from sought after Stirchley Village with a range of bars and shopping, 'Aldi' and 'Morrisons' and near to Bournville station. The property benefits from gas central heating, double glazing, three bedrooms, ensuite shower room to the main bedroom, house bathroom and being only built in 2023 benefits from a high energy rating and the residue of a NHBRC warranty.

The property is approached via paved path to canopy porch to the side of a lawned area with tarmac parking space to the side.

### THE ACCOMMODATION COMPRISES

**ENTRANCE HALL** with composite front door, stairs leading to first floor with traditional balustrade, understairs cloaks cupboard, radiator and doors to the kitchen and living room.

**FITTED CLOAKROOM** with a pedestal wash basin and close coupled WC

**SPACIOUS LOUNGE/DINING ROOM** 14' 8" x 15' 6" a spacious room with double glazed double opening French doors to the garden with full height side screens, double radiator, ceiling spotlighting and two pendant fittings.



**FITTED KITCHEN** 11' 2" x 10' 0" (maximum) narrowing to 8' 4"

Fitted with a modern wall, floor and drawer units with work surface over incorporating 1 1/2 bowl stainless steel sink and drainer, under cupboard lighting, range of integrated 'Zanussi' appliances including dishwasher, washer/drier, oven, induction hob and fridge/ freezer. Integrated cooker hood, ceiling spotlighting, tiled floor, double radiator, double glazed window to the front and cupboard housing an 'Ideal' gas combi central heating boiler.



## FIRST FLOOR

**LANDING** with radiator, access to loft, doors off to:

**BEDROOM ONE 11' 10" x 9' 7" (plus wardrobes)** with double glazed window to front, two sets of built in wardrobes with three doors, radiator and door to the en suite.



**EN-SUITE SHOWER ROOM** being fully tiled and with a tiled floor, white suite of a corner shower enclosure with thermostatic mixer shower, pedestal wash basin and close coupled WC, chrome ladder style heater, wall mirror and double glazed window with obscure glass

**BEDROOM TWO 12' 9" x 6' 7"** with double glazed window, built in double door wardrobes and radiator.

**BEDROOM THREE 8' 11" (plus door recess) x 8' 6"** with double window, fitted double door wardrobe and radiator.

**HOUSE BATHROOM** fully tiled and tiled floor, white suite of panel bath with thermostatic mixer shower over, glass shower screen, pedestal wash hand basin and close coupled WC, chrome ladder style heater and wall mirror.



## OUTSIDE

**PRIVATE REAR GARDEN** with a southerly aspect, a paved patio , lawned area, fenced to the side boundaries and walled to the rear, gated side entrance with access to the parking area at the front.



## GENERAL INFORMATION

**TENURE** We are informed the property is Freehold.  
**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641  
**EPC Rating** B 84  
**Council Tax Band** 'C' Birmingham

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.