

**A TRADITIONAL THREE BEDROOM END OF TERRACE HOME
IN SOUGHT AFTER LOCATION IN STIRCHLEY**



**12 LEA HOUSE ROAD
STIRCHLEY
BIRMINGHAM
B30 2DD**

- Excellent location convenient to Bournville Station and Stirchley Centre
- Two reception rooms
- Modern fitted kitchen and ground floor shower room
- Three bedrooms
- Pleasant rear garden

Offers in the region of £249,950

A lovely traditional end of terrace home located in a very popular part of Stirchley within a short walk to Bournville station and all the amenities on Pershore Road. The delightful accommodation includes two reception rooms, modern fitted kitchen and modern ground floor shower room, three good bedrooms and pleasant rear garden. The property further benefits from gas central heating and double glazing and with the benefit of no upward chain.

THE ACCOMMODATION COMPRISES

APPROACH a walled fore garden with blue brick steps up to the elevated position and front door

FRONT RECEPTION ROOM 12' 6" (into bay) x 11' 3" with a upvc double glazed bay window to front aspect, double radiator, and panelled door to the rear living room.



REAR RECEPTION ROOM 12' 2" x 11' 3" entered via a small lobby with Storage Cupboard off under the stairs, upvc double glazed window to rear, double radiator, brick fireplace with contemporary wall mounted electric fire, door to the stairs and door to the kitchen.



FITTED KITCHEN 12' 0" x 5' 11" a range of floor and wall cupboards with gloss white fascias and contrasting dark worktops, inset stainless sink unit, inset 4 ring ceramic hob and under oven, cooker hood over, space and plumbing for washing machine, designer column radiator, wide upvc double glazed side window and door to the rear lobby.

REAR LOBBY with upvc double glazed door the rear garden area and door to the shower room

MODERN SHOWER ROOM being fully tiled and with a wide shower enclosure with sliding door and 'Mira' electric shower, pedestal wash basin, low level flush WC, extractor fan, modern white finish towel warmer / radiator and upvc double glazed side window with obscure glass.



FIRST FLOOR

Stairs to the first floor Landing area and doors off to:-



BEDROOM ONE 11' 2" x 11' 3" with upvc double glazed window to front elevation and radiator.

BEDROOM TWO 12' 3" x 8' 1" with a upvc double glazed window to rear elevation, radiator and a deep built in cupboard housing a 'Baxi' gas fired combi central heating boiler.

BEROOM THREE with a radiator and double glazed window overlooking the rear garden.



OUTSIDE

PLEASANT REAR GARDEN with enclosed yard area and gates to the side entry way with a pleasant lawned garden area beyond with pathway, hedging and shrubs to one side and fencing on the opposite side.



GENERAL INFORMATION

TENURE	We are informed the property is Freehold.
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC	Rating 'D64'
COUNCIL TAX	Band ' B ' (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.