



Hay Green Lane

Bournville, Birmingham, B30 1RG

£425,000



- Beautiful Cottage-Style Semi-Detached Property in Bournville Village
- Retained Period Features Throughout
- Wonderful Front and Rear Gardens
- No Upward Chain
- Three Good Sized Bedrooms
- Two Reception Rooms
- Excellent Links to QE Medical Complex and Birmingham University
- EPC Rating: E

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A beautiful double fronted period home situated in this sought-after location within the heart of Bournville Village. The three bedroom 'cottage style' property is set within beautifully manicured front and rear gardens and provides a fantastic combination of modern living whilst retaining a host of period features and heritage to create a wonderful family home. Being Sold with No Upward chain.

The property is set away from the street via steps and pathway that lead to the property side access and entrance, surrounded by wonderful manicured gardens with lawn areas and decorative plants and bushes. As you enter through the hardwood entrance door the hallway provides decorative tiled flooring and staircase to the first floor, with access into reception rooms on either side. The dining room has an original wooden floor and feature fireplace with an archway through to the kitchen, with a spacious lounge offering dual-aspect windows to the front and rear of the property with doors out to the rear garden and another wonderful period fireplace. The refitted kitchen overlooks the rear garden and includes wall and base level units with complimentary work surfaces and a tiled splash-back, integrated oven and hob, under-stairs larder and houses the boiler. A separate utility room provides additional storage and work surfaces with space for all other kitchen appliances.

The first floor comprises three excellent sized bedrooms, including a large master with two windows to the front and built-in storage, and another with fitted wardrobes. Perfectly complimented by a family bathroom with a separate WC.

A wonderful open rear garden includes a patio across the back with large lawn areas and a variety of mature plants and bush surround.

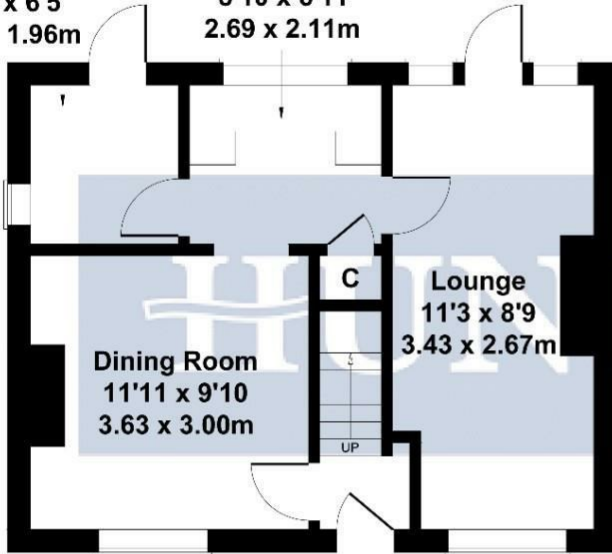
The property is situated in the sought-after Bournville Village Trust estate, founded in 1900 by George Cadbury. The local area is renowned for its local village amenities and the leafy landscapes of Row Heath Pavillion and Woodlands Park. The property provides excellent and convenient access to the University of Birmingham and Queen Elizabeth and Royal Orthapedic hospitals. The property is in a reasonable proximity of Bournville train station which provides direct access in to Birmingham City Centre and there is an excellent school catchment for children of all ages, including St Francis CofE, St Josephs RC, and Bournville Village Primary School, along with Kings Norton Girls' and Boys'.

Floorplan

Approximate Gross Internal Area 87 sq m - 947 sq ft

Utility
7'11 x 6'5
2.41 x 1.96m

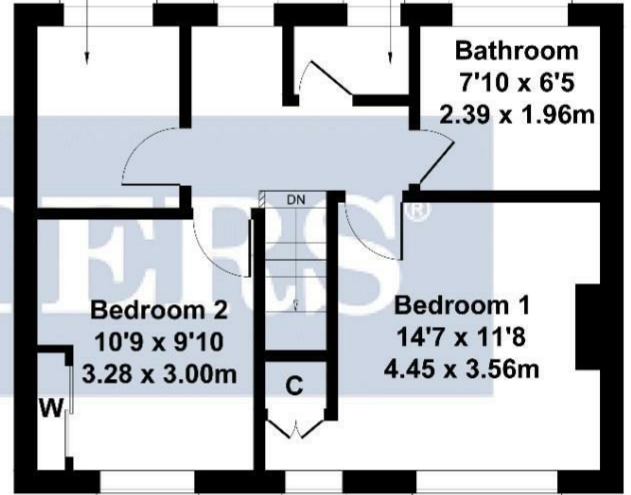
Kitchen
8'10 x 6'11
2.69 x 2.11m



GROUND FLOOR

Bedroom 3
8'7 x 7'10
2.62 x 2.39m

WC
5'0 x 2'5
1.52 x 0.74m



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

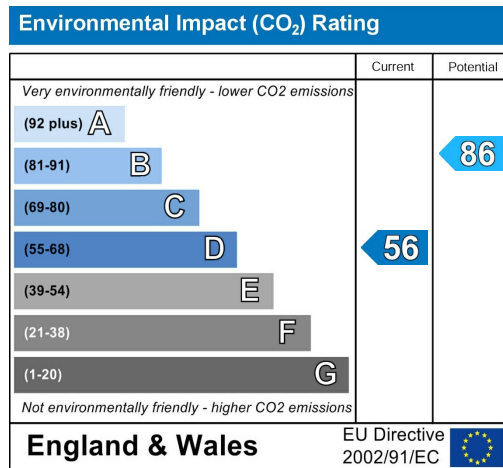
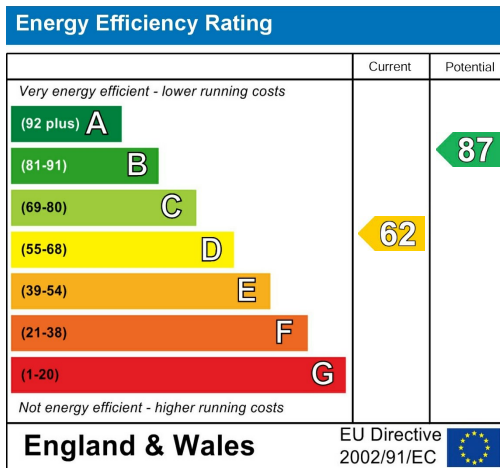
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







Energy Efficiency Graph



Viewing

Please contact our Hunters Harborne Lettings Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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