



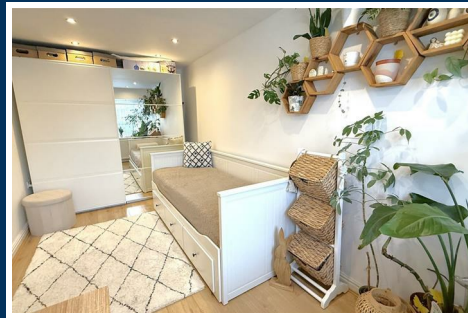
# 26 York Close

Bournville, Birmingham, B30 2HN

Offers Over £385,000



**\*PERFECT FAMILY HOME IN GREAT LOCATION!\*** Located in this quiet cul-de-sac in the heart of Bournville is this much improved and enlarged three to occasional four bedroom semi-detached, modern home which has been lovingly updated by the current owners to offer great living space and energy efficiency! You are ideally placed for all the area has to offer including the local schools, excellent commuter links on your doorstep via Bournville train station, short walk to the local parks, beautiful Bournville and vibrant Stirchley all close at hand - you couldn't be better placed. The house itself offers the following; front garden and private driveway, hallway and guest wc, excellent open plan living and dining room, re-fitted kitchen with built-in appliances, converted garage perfect for a playroom, home office and also currently used as an occasional fourth bedroom for guests, upgraded conservatory and landscaped rear garden. To the first floor there are two good double bedrooms both with built-in wardrobes, further good size third bedroom with extra insulation, modern shower room and a boarded loft for storage. The house also has the benefit of owned solar panels generating an income of around approx. £1000 per year and of course helping with those bills! To book your viewing please call our Bournville sales team!



### Approach

The property is set back from the road behind a front garden laid mainly to mature lawn with hedgerows to the boundaries. There is off-street parking provided via a driveway, with a pathway leading to the front entrance double glazed front entry door;

### Hallway

The hallway features coving to the ceiling, oak-effect floor covering, a central heating radiator and a ceiling light point. Doors lead off to the guest WC and the main living accommodation.

### Guest WC

5'02 x 2'04 (1.57m x 0.71m)

Fitted with a corner wash hand basin with mixer tap and a push-button low-flush WC. There is a frosted double-glazed window to the front, recessed spotlights to the ceiling, the room is fully tiled to both walls and floor and finished with a wall-mounted chrome heated towel rail is also fitted.

### Open Plan Living - Dining Room

15'07 x 13'07 (4.75m x 4.14m)

Accessed from the hallway via an internal door, the superb open-plan living and dining area features continued oak-effect floor covering, double-glazed windows to the front, coving to the ceiling, spotlights to ceiling, exposed wooden staircase rising to the first floor and having inbuilt understairs storage. An open walkway leads through to the dining area.

### Dining Room

9'08 x 7'06 (2.95m x 2.29m)

With continued oak-effect floor covering, recessed spotlights to the ceiling, coving, and a central heating radiator. Double-glazed sliding patio doors provide access to the rear conservatory.

### Conservatory

11'11 x 8'08 (3.63m x 2.64m)

Featuring continued oak-effect floor covering, double-glazed French doors giving access to the rear garden, and a double-glazed Velux roof light. Double-glazed windows provide views to the side and rear aspects. The room also includes recessed ceiling spotlights and a central heating radiator.

### Re-Fitted Kitchen

10'03 x 7'09 (3.12m x 2.36m)

Refitted with a modern range of white matching wall and base units incorporating glazed display cupboards and wooden block-style work surfaces. Includes an inset stainless steel sink and drainer unit with mixer tap, built-in Bosch double oven and grill, and space for a fridge freezer. The kitchen has continued oak-style flooring, recessed ceiling spotlights, and coving. There are double-glazed windows to the rear, two doors providing access to built-in storage/pantry, and a frosted double-glazed door leading to the side garden. A wall-mounted Worcester Bosch combination boiler is housed within a matching cupboard.

### Converted Garage / Office / 4th Bedroom

17'5" x 7'6" (5.31m x 2.29m)

Accessed via a door from the living room, this versatile space is ideal as a home office, occasional fourth bedroom, or playroom. It includes a double-glazed window to the front, a central heating radiator, continued oak-style floor covering, recessed ceiling spotlights, and loft access.

### Landing

Approached from a staircase with decorative balustrades rising from the hallway. There is a frosted double-glazed window to the side, loft access point with pull-down ladder, and the loft is boarded to

provide plentiful storage space. An inbuilt airing cupboard houses the hot water cylinder and includes fitted shelving. Internal doors lead off to the bedrooms and family bathroom;

#### Bedroom One

10'09 x 9'06 (3.28m x 2.90m)

A well-presented double bedroom with a double-glazed window to the front, recessed ceiling spotlights, coving to the ceiling, and a central heating radiator. The room benefits from a double inbuilt wardrobe with mirrored fronted doors.

#### Bedroom Two

9'05 x 9'02 (2.87m x 2.79m)

A good-sized double bedroom with double-glazed window to the rear, recessed ceiling spotlights, and coving to the ceiling. The room includes an inbuilt quadruple wardrobe providing excellent storage space.

#### Shower Room

6'11 x 6'11 (2.11m x 2.11m)

Fitted with a double walk-in shower enclosure featuring quartz splashbacks and a concealed chrome shower

system. Includes a WC and wash hand basin set within fitted storage / vanity units with mixer tap, together with additional wall-mounted storage. There is a frosted double-glazed window to the rear, tiled floor and walls, recessed ceiling spotlights, and a chrome heated towel rail.

#### Bedroom Three

7'07 x 7'11 (2.31m x 2.41m)

A well-proportioned third bedroom with double-glazed window to the front, coving to the ceiling, recessed ceiling spotlights, and a central heating radiator. The room also benefits from additional wall insulation.

#### Rear Garden

A fully landscaped rear garden featuring block-paved patio areas to the side and rear, providing ample space for seating and outdoor entertaining. Beyond the main patio lies a lawned area with low-level railings and well-stocked, low-maintenance flower beds. Steps lead down to a further section of garden with additional patio and hardstanding for a garden shed. The garden is enclosed by a mix of panel fencing, hedgerows, and mature trees to all boundaries.



