



16 St. Laurence Road
Bournville, Birmingham, B31 2AX

Offers Over £450,000



SIMPLY STUNNING | EXTENDED | WONDERFUL GARDENS | GREAT LOCATION! Quite simply, this is a wonderful extended family home. Set back from the road behind a sweeping driveway and beautiful blossom tree, this beautifully presented property offers charm, space and one of the most stunning gardens you could wish for. Ideally positioned on the leafy St Laurence Road, the home is perfectly placed for everything the local area has to offer, including a short stroll to the local park, excellent commuter links, nearby hospitals, and the many amenities of Bournville, Northfield and Longbridge Village. Inside, the property offers an abundance of character and well-balanced accommodation throughout, including a porch, welcoming hallway, ground floor WC, shower room, extended contemporary breakfast kitchen, living room, extended lounge/dining room, utility room, home office, garage, and a stunning mature rear garden. To the first floor are two generous double bedrooms, a good-sized single bedroom, separate WC, and a modern family bathroom. A truly lovely home in a prime location. To book your viewing, please contact our Bournville sales team.



Approach

This beautifully presented and substantially extended three-bedroom semi-detached home is approached via a block-paved driveway providing off-street parking for multiple vehicles, alongside a sculptured fore lawn with hedgerows and low-level walling to boundaries, incorporating a stunning hanging blossom tree. Double opening doors lead to a partial garage, and a double glazed front door opens into:

Entrance Porch

With double glazed windows to the front aspect, tiled flooring, wall-mounted light point, and glazed oak front door opening into:

Entrance Hall

With ceiling light point, stairs with decorative balustrade rising to the first floor, hardwood flooring, central heating radiator, under-stairs storage cupboard, and doors leading to:

Front Reception Room

15'01" x 11' (4.60m x 3.35m)

With double glazed bay window to the front aspect, cornicing to ceiling, contemporary ceiling light point, inset electric log-burning stove with tiled hearth and floating oak mantel, and central heating radiator.

Ground Floor Shower Room

5'08" x 6'01" to rear of shower (1.73m x 1.85m to rear of shower)

Fitted with a low flush WC, wash hand basin set within a vanity unit with mixer tap, walk-in shower with mains-powered shower, recessed ceiling spotlights, fully tiled walls and flooring, and central heating radiator.

Extended Rear Reception/Dining Room

19'05" x 10'11" (5.92m x 3.33m)

With continued hardwood flooring, ceiling light point, inset gas fireplace with stone mantel, surround and hearth, shelving to recesses, cornicing to ceiling, central heating radiator, and opening into the dining area. The dining area features continued flooring, double glazed French doors with side windows providing views and access to the rear garden, contemporary ceiling light point, additional recessed spotlights, and central heating radiator.

Superb Contemporary Extended Breakfast/Kitchen

14'05" x 12'01" (4.39m x 3.68m)

The breakfast area features slate tiled flooring, drop-down ceiling light with ceiling rose, and two central heating radiators, opening into a contemporary kitchen.

The kitchen comprises a range of grey gloss base units with hardwood work surfaces and matching upstands, inset Franke ceramic sink with mixer tap, space for a Range cooker with extractor over, space for fridge/freezer, tiled splashbacks, and continued slate flooring. There are two double glazed windows to the rear aspect, multiple contemporary drop-down ceiling lights, recessed spotlights, and a glazed internal door leading into:



Utility

8'05" x 5'09" (2.57m x 1.75m)

With a matching range of wall and base units, work surface over, space for washing machine and dishwasher, tiled splashbacks, tiled flooring, ceiling light point, double glazed door and side window to the rear garden, and internal door with step leading into:

Converted Home Office

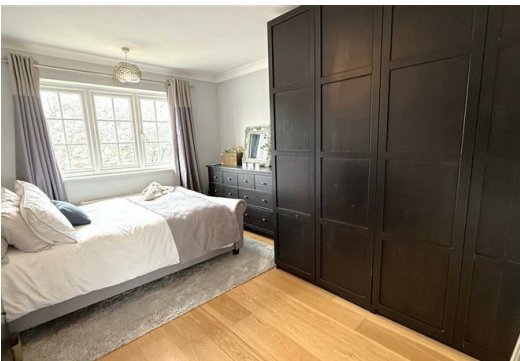
7'04" x 8'09" (2.24m x 2.67m)

With recessed ceiling spotlights, LVT flooring, and door opening into:

Garage

14'01" x 14'03" (4.29m x 4.34m)

With wooden glazed doors to the front driveway, wall-mounted central heating boiler, ceiling light point, and ample storage space.



Landscaped Rear Garden

A superb rear garden featuring an initial full-width decking area ideal for outdoor seating and entertaining, with steps leading down to a mature lawn bordered by hedgerows and a variety of trees and planting. A pathway leads to the rear section of the garden with a fully landscaped patio area, perfect for entertaining and BBQ use, with additional hedgerow boundaries and space for a garden shed.

First Floor Accommodation

From the hallway, a staircase with decorative balustrade rises to the first-floor landing with double glazed window to the side aspect, ceiling light point, loft access, and doors leading to:

Separate WC

4'03" x 2'08" (1.30m x 0.81m)

With low flush WC, hardwood flooring, frosted double glazed window to the side aspect, wall-mounted radiator, and ceiling light point.



Bedroom One

13'05" x 10'11" (4.09m x 3.33m)

With double glazed window to the front aspect, two ceiling light points, cornicing, hardwood flooring, and central heating radiator.

Bedroom Two

11'09" x 10'11" (3.38m x 3.33m)

With double glazed window to the rear aspect, hardwood flooring, central heating radiator, and ceiling light point.

Bedroom Three

9'04" x 8'05" (2.84m x 2.57m)

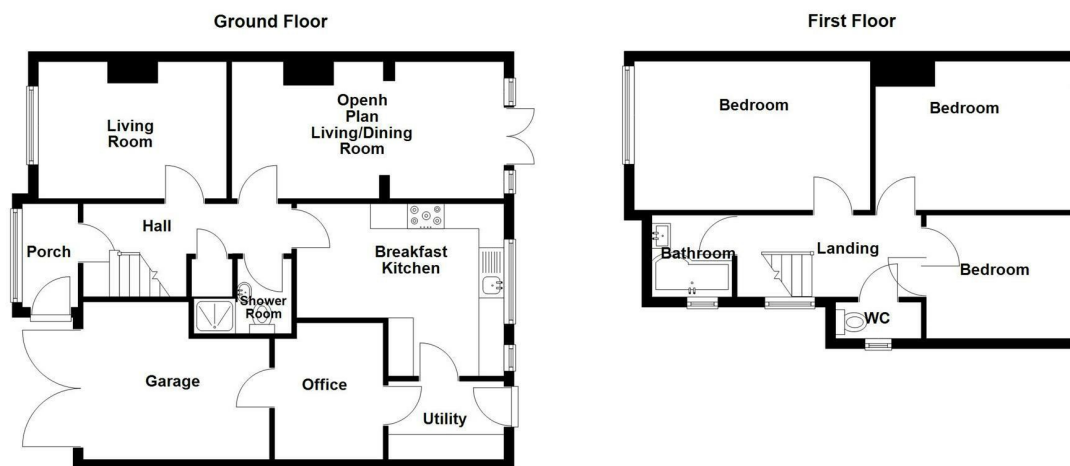
With hardwood flooring, central heating radiator, double glazed window to the rear aspect, ceiling light point, built-in floating shelving, and steps up to a built-in bunk bed.

Bathroom

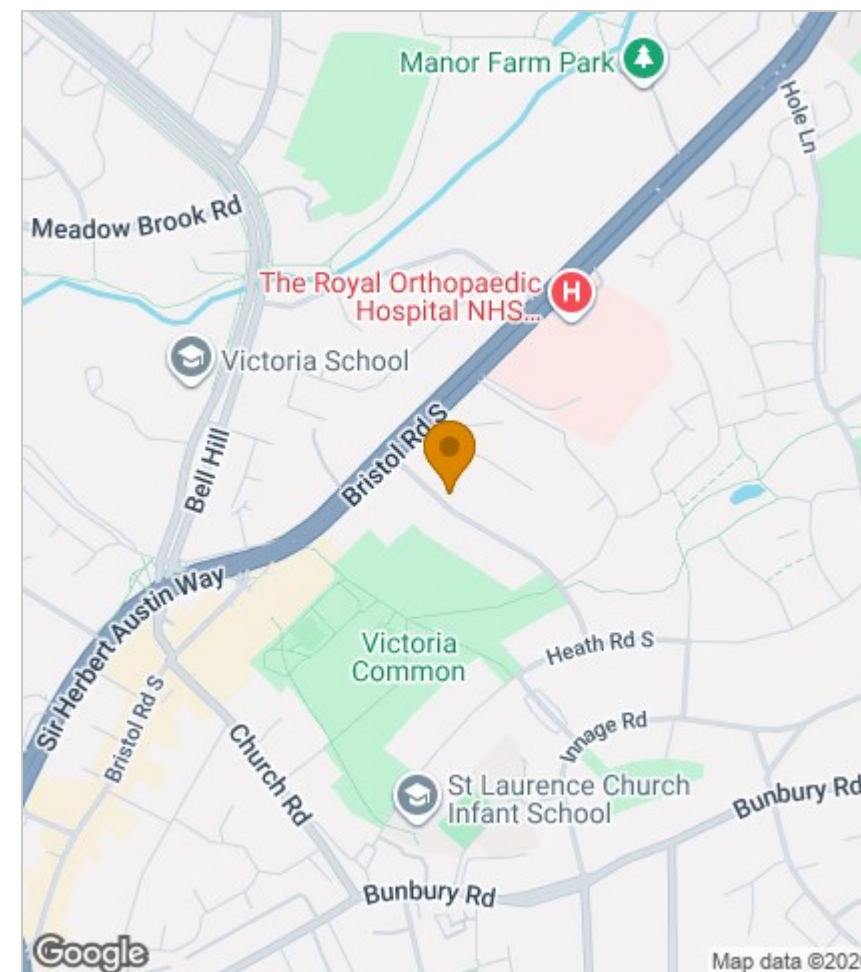
7' x 5'09" (2.13m x 1.75m)

A contemporary bathroom fitted with a wash hand basin set within a vanity unit with storage and mixer tap, panel bath with mixer tap and mains shower over, metro tiling to splashbacks, wood-effect flooring, heated chrome towel rail, frosted double glazed window to the side aspect, and ceiling light point.





NOT to Scale
for Illustrative Purposes Only.
Plan produced using PlanUp.



Energy Efficiency Graph

Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk

