



117 Oak Farm Road

Bournville, Birmingham, B30 1ET

Offers In The Region Of £395,000



SUPERB ENLARGED THREE BEDROOM HOME IN A PRIME BOURNVILLE LOCATION! Tucked away in a quiet cul-de-sac in the heart of Bournville, this enlarged three-bedroom mid-terrace home is perfectly placed to enjoy everything the area has to offer. Rowheath Park and the Pavilions are just a short stroll away, while the highly regarded local schools, excellent transport links and the wonderful amenities of Bournville, Stirchley, Cotteridge and beyond are all within easy reach. The property has been thoughtfully improved to provide additional ground floor living space through a cleverly converted garage and briefly comprises: a mature front garden and driveway, porch, welcoming hallway, dining room, separate breakfast kitchen, spacious living room and a delightful mature south-facing rear garden. To the first floor are two generous double bedrooms, a well-proportioned third bedroom and a family bathroom. To arrange your viewing, please contact our Bournville Sales Team today.



Approach

This enlarged and beautifully presented three-bedroom mid-terrace home is approached via a tarmac driveway providing off-street parking for multiple vehicles. A mature fore garden with established trees, shrubs and low-level hedgerows creates an attractive first impression. The driveway also provides access to a useful partial garage, ideal for storage, before leading to a double glazed entrance door with accompanying side window opening into:

Entrance Porch

With laminate wood flooring, wall mounted light point and glazed hardwood door opening into:

Entrance Hall

A welcoming entrance hall with hardwood flooring, central heating radiator, staircase rising to the first floor with decorative balustrade, useful understairs storage cupboard, ceiling light point and internal doors leading into:

Converted Garage

11'03" x 7'06" (3.43m x 2.29m)

A versatile additional reception room offering excellent flexibility as a family room, home office or playroom. Having recessed ceiling spotlights, laminate wood-effect flooring, loft access, electric

fire with timber surround and raised hearth (not tested), wall mounted electric radiator and double glazed French doors opening onto the rear garden.

Breakfast Dining/Kitchen

14' x 9'04" (4.27m x 2.84m)

Accessed via bi-folding doors from the hallway, this beautifully updated breakfast kitchen features an attractive range of sage green wall and base units incorporating a glazed display cabinet, wooden block work surfaces and an inset Butler sink with mixer tap. There is space for a Range cooker with Rangemaster extractor above, together with space for a washing machine, slimline dishwasher and fridge freezer. Further benefits include tiled splashbacks, under-cupboard lighting, hardwood flooring, cornicing, radiator, two ceiling light points and a double glazed window overlooking the front aspect.

Spacious Lounge

12'07" x 15'07" (3.84m x 4.75m)

A superb rear reception room enjoying a recently installed full-height picture window alongside double glazed French doors opening directly onto the rear garden. A charming inset log-burning stove with slate hearth and floating timber mantel provides an attractive focal point, whilst two ceiling light points and a central heating radiator complete this lovely living space.

First Floor Accommodation

From the landing, with obscure double glazed window to the side aspect, ceiling light point, airing cupboard with fitted shelving and hanging space, boiler cupboard housing the Worcester Bosch boiler, loft access and doors leading into:

Bedroom One

8'09" x 12'06" (2.67m x 3.81m)

With double glazed window overlooking the rear garden, ceiling light point and central heating radiator.

Bedroom Two

6'10" x 14'05" (2.08m x 4.39m)

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

Bedroom Three

10' x 6'08" (3.05m x 2.03m)

With double glazed window overlooking the rear garden, ceiling light point and central heating radiator.

Enlarged Bathroom

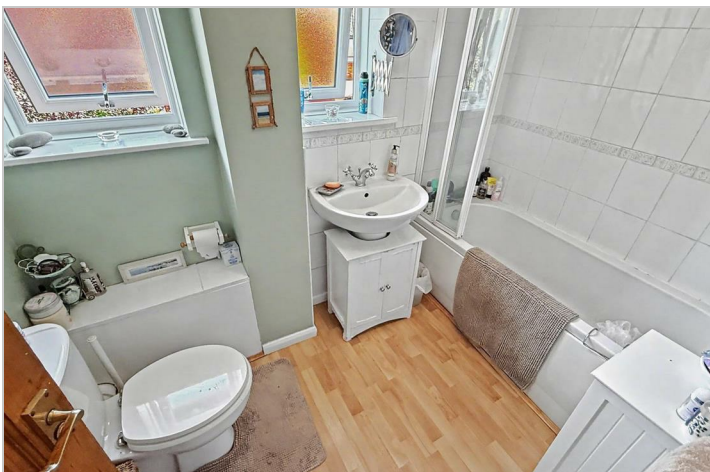
5'07" x 8'05" (1.70m x 2.57m)

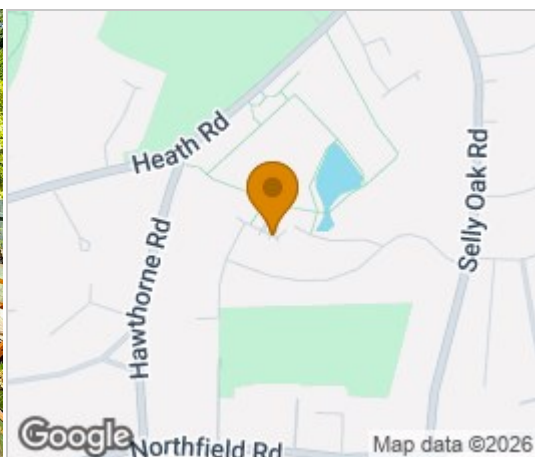
Fitted with a panel bath incorporating a Triton

electric shower over and mixer tap, pedestal wash hand basin with mixer tap, low flush WC, heated towel rail, laminate wood-effect flooring, tiled splashbacks, loft access, ceiling light point and two obscure double glazed windows to the front aspect.

South Facing Garden

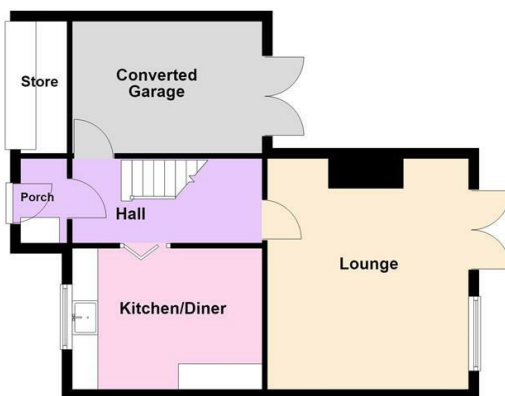
Accessed from both the lounge and the converted family room, the rear garden begins with a full-width herringbone brick patio and side return, creating an excellent space for outdoor dining and entertaining. Beyond lies a beautifully established cottage-style garden, stocked with an impressive variety of mature plants, trees and shrubs, complemented by attractive raised brick borders. An archway leads through to the main lawned garden where there is a further selection of mature planting, fruit trees, stepping stone pathway, garden shed and separate potting shed. Mature trees beyond the rear boundary provide a wonderfully private backdrop, with fenced boundaries completing this delightful south-facing garden.





Floor Plan

Ground Floor



First Floor

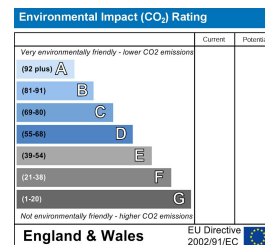
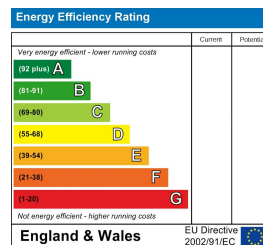


NOT to Scale
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Rice Chamberlains.
Plan produced using PlanUp.

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.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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