



226 Mary Vale Road  
Bournville, Birmingham, B30 1PJ

Offers Over £600,000



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Dating back to circa 1895 and forming part of some of the original Bournville Village Trust homes built by the Cadbury family, this sizeable and characterful family home has been extensively extended over the years to provide generously proportioned accommodation, while still retaining an abundance of period charm and quirky original features. Perfectly positioned to enjoy everything this much-loved area has to offer, the property is within walking distance of local shops, Bournville's beautiful green spaces, excellent commuter links, numerous local parks, and of course a selection of highly sought-after primary and secondary schools. The house itself has undergone various transformations over the years and now offers well-balanced accommodation comprising: a sizeable driveway and front garden, welcoming entrance hallway, through lounge and dining room featuring a bay window seat and French doors, an extended kitchen and dining room, a re-fitted guest WC, an excellent brick-built garage, and a mature rear garden with lawns, patio areas and a charming wild garden with established vegetable patches. To the first floor, there are two generous double bedrooms, a further double bedroom and a family bathroom. A wonderful opportunity to purchase a home with history, space and character in one of Birmingham's most desirable locations. To arrange your viewing, please contact our Bournville sales team.



**Approach**

This attractive and characterful three-bedroom extended semi-detached home is set back from the road and approached via a block brick paved driveway providing off-road parking for multiple vehicles. The frontage is softened by a mature fore garden featuring a varied selection of plants, shrubs, flowers and established hedging to the boundaries. The driveway in turn leads to an electric up-and-over garage door, while an ornate wooden storm porch creates a welcoming first impression and opens via a hardwood front door with a mix of double glazed panels into:

**Initial Hall**

With ceiling light point, central heating radiator and opening through to:

**Main Hallway**

A spacious and welcoming hallway with staircase rising to the first-floor landing, useful under-stairs storage, double glazed frosted sash window to the side aspect, wall-mounted fuse box, in-built meter cupboard, central heating radiator, wall light point and internal doors providing access to the main living areas.

**Open Plan Living//Dining Room**

28'02" x 11'10" (8.59m x 3.61m)

A beautifully proportioned open-plan living space, ideal for both everyday living and entertaining. The dining area benefits from hardwood French doors offering lovely views and direct access to the rear garden, with a hardwood double glazed window above, ceiling light point, central heating radiator and in-built shelving and storage to the alcoves. An open archway leads seamlessly through to the living area, which features a charming double glazed sash bay window to the front aspect incorporating an in-built window seat. Additional features include exposed corncing, further in-built shelving, ceiling light point, central heating radiator and a gas fire set on a tiled hearth with wooden mantle and surround, creating a warm and inviting focal point.

**Extended Kitchen/Dining Room**

24'09" x 7'05" (7.54m x 2.26m)

A generous extended kitchen/dining space fitted with a wide range of wall and base units with roll-edge work surfaces. Appliances include a Siemens electric hob with extractor above, integrated Siemens oven and grill, integrated Siemens fridge, integrated Siemens microwave, integrated dishwasher and a boiler cupboard housing the Worcester Bosch combination boiler. The room is finished with tiled splashbacks, recessed ceiling spotlights, tiled-effect flooring, two wooden framed double glazed windows to the side aspect, central heating radiator and ceiling light point. A glazed internal door leads through to:

**Outer Lobby**

With ceiling light point, double glazed door giving access to the rear garden, door into the garage and further door opening into:



#### **Refurbished Ground Floor WC**

5'02" x 3'03" (1.57m x 0.99m)

Finished to a high standard, featuring a Villeroy & Boch concealed cistern WC with push-button flush, wall-hung wash hand basin with under-sink drawer storage and mixer tap, tiled flooring, tiling to half-wall height, wall-mounted chrome heated towel rail, ceiling light point and frosted wooden framed double glazed window to the side aspect.

#### **Garage**

9' x 24'09" (2.74m x 7.54m)

A substantial garage with electric up-and-over door to the driveway, two stripped ceiling light points, multiple power points and a wooden glazed door with side windows providing access to the rear garden.

#### **Rear Garden**

A beautifully established and characterful rear garden, offering a wonderful sense of space, privacy and cottage-style charm. Accessed from the kitchen/dining room or garage, the garden opens onto a block paved patio area ideal for seating, leading onto the main lawn. Beyond the lawn, the garden features winding pathways, shaped borders, a circular paved seating area, feature pond and rockeries. To the rear is a well-tended kitchen garden with established vegetable plots and an ornate greenhouse, ideal for keen gardeners. The garden is stocked with a variety of mature trees, plants and shrubs and is enclosed by hedgerows to all boundaries, providing a peaceful and private setting in a prime location.

#### **First Floor Accommodation**

From the hallway, the turning staircase rises to the first-floor landing with double glazed sash window to the side aspect, ceiling light point and doors opening into:

#### **Bedroom One**

13'0" x 11'11" to alcove (3.96m x 3.63m to alcove)

A generous principal bedroom with wooden framed double glazed sash window overlooking the rear garden. The room benefits from a range of in-built furniture including double wardrobes and storage units with feature lighting, exposed wooden floorboards and central heating radiator.

#### **Bedroom Two**

12'03" x 10'11" to chimney breast (3.73m x 3.33m to chimney breast)

A further well-proportioned double bedroom with two wooden framed double glazed windows to the front aspect, exposed wooden floorboards, central heating radiator, in-built wardrobes with overhead storage to the alcoves and ceiling light point.

#### **Bedroom Three**

11'11" x 7'11" (3.63m x 2.41m)

A good-sized third bedroom featuring a wooden framed double glazed sash window to the side aspect, central heating radiator, ceiling light point, fitted wardrobe with overhead storage and loft access hatch with pull-down ladder.

#### **Bathroom**

6'06" x 6'10" (1.98m x 2.08m)

Fitted with a jacuzzi bath with shower over and mixer tap, low-flush WC, wash hand basin set within a vanity unit with under-sink storage and additional shelving. The bathroom is finished with tiling to half-wall height and floor, wall-mounted heated towel radiator, frosted double glazed window to the side aspect, ceiling light point and a further loft access point.

#### **Sales Details - 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



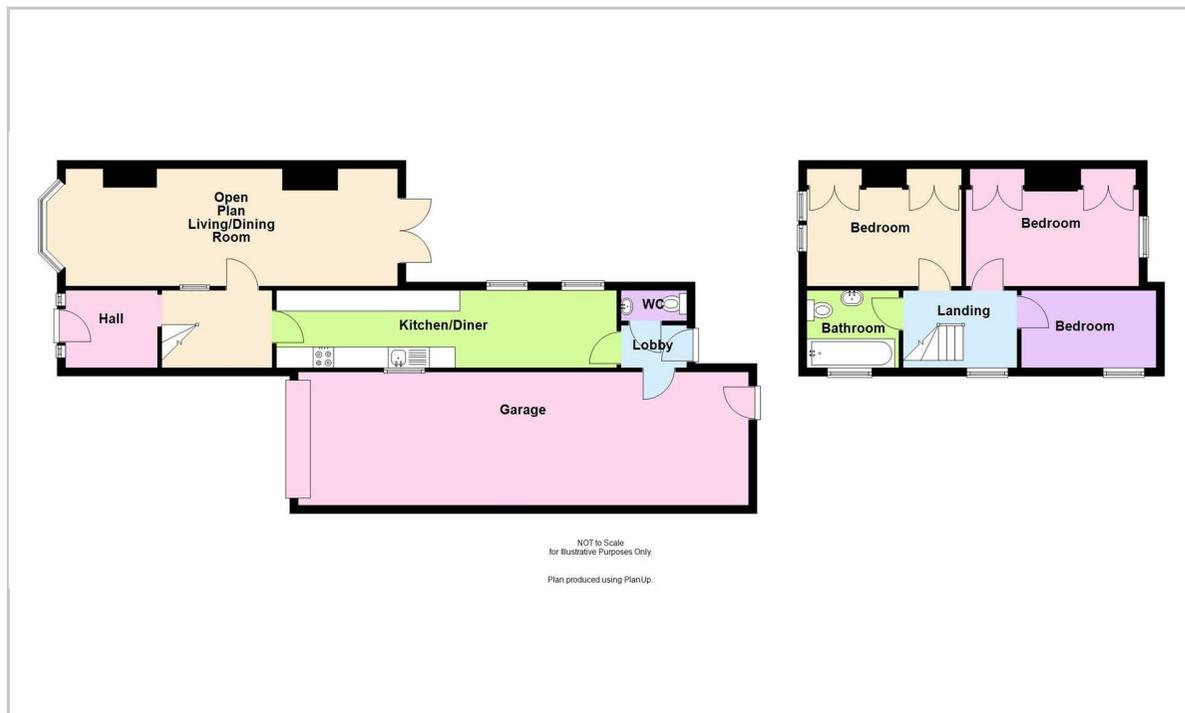
accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

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.

## Floor Plan



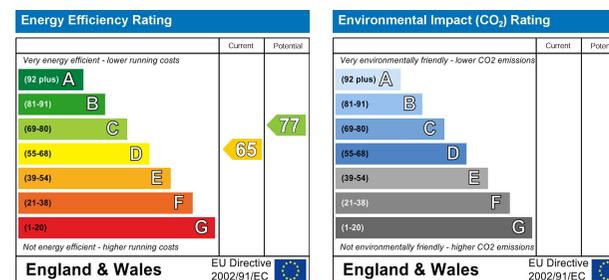
## Viewing

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

## Area Map



## Energy Efficiency Graph



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.

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