Rice Chamberlains
ESTATE AGENTS LLP

132 Midland Road

Cotteridge, Birmingham, B30 2EY

Offers Around £325,000

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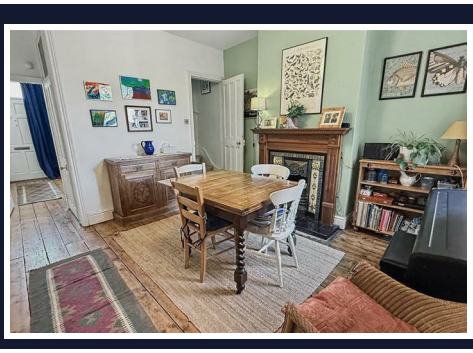
WOW! A BEAUTIFUL THREE STOREY, THREE BEDROOM PERIOD HOME WITH STUNNING PARK VIEWS! Quite simply, this is a beautifully presented period home situated on one of the area's most sought-after roads, enjoying wonderful views across Cotteridge Park. Brimming with character feature, this spacious three bedroom home offers lots of character alongside a superb top floor dormer loft conversion with park views! Just a short stroll from Cotteridge Park, the property is ideally placed for excellent commuter links via Bournville and Kings Norton train stations, while also being within easy reach of Bournville Village, Stirchley High Street and Cotteridge, all offering a wide range of independent shops, cafés and everyday amenities. The property is also well located for several highly regarded local schools. This charming home briefly comprises: front reception room with feature fireplace, bay window with stained glass and bespoke storage; rear dining room with feature fireplace; fitted kitchen and a lovely garden with outbuildings and views overlooking the park. To the first floor there are two good bedrooms along with a period style four piece family bathroom. The property also benefits from a fantastic dormer loft conversion, an excellent double bedroom with stunning elevated views across Cotteridge Park. A truly special home in a prime location — early viewing is highly recommended. To arrange your viewing, please contact our Bournville sales team.



Approach

This lovely three-storey, three-bedroom period terrace is approached via a wrought iron front gate, with a low-level boundary wall, hedgerows, low-maintenance Cotswold stone, decorative flowerbeds, and a pathway which in turn leads to a hardwood front entrance door with a frosted double glazed window above, opening into:

Front Reception Room

13'08" into bay x 11'06" (4.17m into bay x 3.51m)

With exposed wooden flooring, an inset decorative cast iron fireplace, ceiling light point, central heating radiator, dado rail, double glazed bay window incorporating stained glass leaded light original-style windows to the front aspect, built-in meter cupboard, and glazed internal door opening into:

Rear Reception Room

15'60" max x 11'05" to recess (4.57m max x 3.48m to recess)

With continued exposed wooden flooring, door to understairs storage cupboard, central heating radiator, Thermo glazed sash window to the rear aspect, ceiling light point, further inset cast iron decorative fireplace with tiled surround, wooden mantelpiece and raised tiled hearth, door to stairs to the first floor, and internal door opening into:

Kitchen

13'01" x 6'04" (3.99m x 1.93m)

With a matching range of wall and base units with wooden work surfaces over, tiled splashbacks, stainless steel splashback, integrated four-ring electric hob, integrated oven, space for washing machine, slimline dishwasher and fridge freezer, wall-mounted Worcester Bosch combination boiler, double glazed window to the side aspect, further feature frosted single glazed window to the side, wooden door giving access to the side, recessed spotlights to ceiling, laminate wood flooring, inset Belfast sink with hot and cold mixer tap, and central heating radiator.

First Floor Accommodation

From the rear reception room, stairs rise to the first floor landing with two ceiling light points, central heating radiator, door to stairs to the top floor, and internal doors opening into:

Bedroom One

11' x 11'09" to recess (3.35m x 3.58m to recess)

With two Thermo glazed sash windows to the front aspect, central heating radiator, and ceiling light point.

Bedroom Two
9'02" x 8'03" (2.79m x 2.51m)

With Thermo glazed sash windows giving lovely views over the park, ceiling light point and central heating radiator.

Bathroom
13'01" x 6'06" (3.99m x 1.98m)

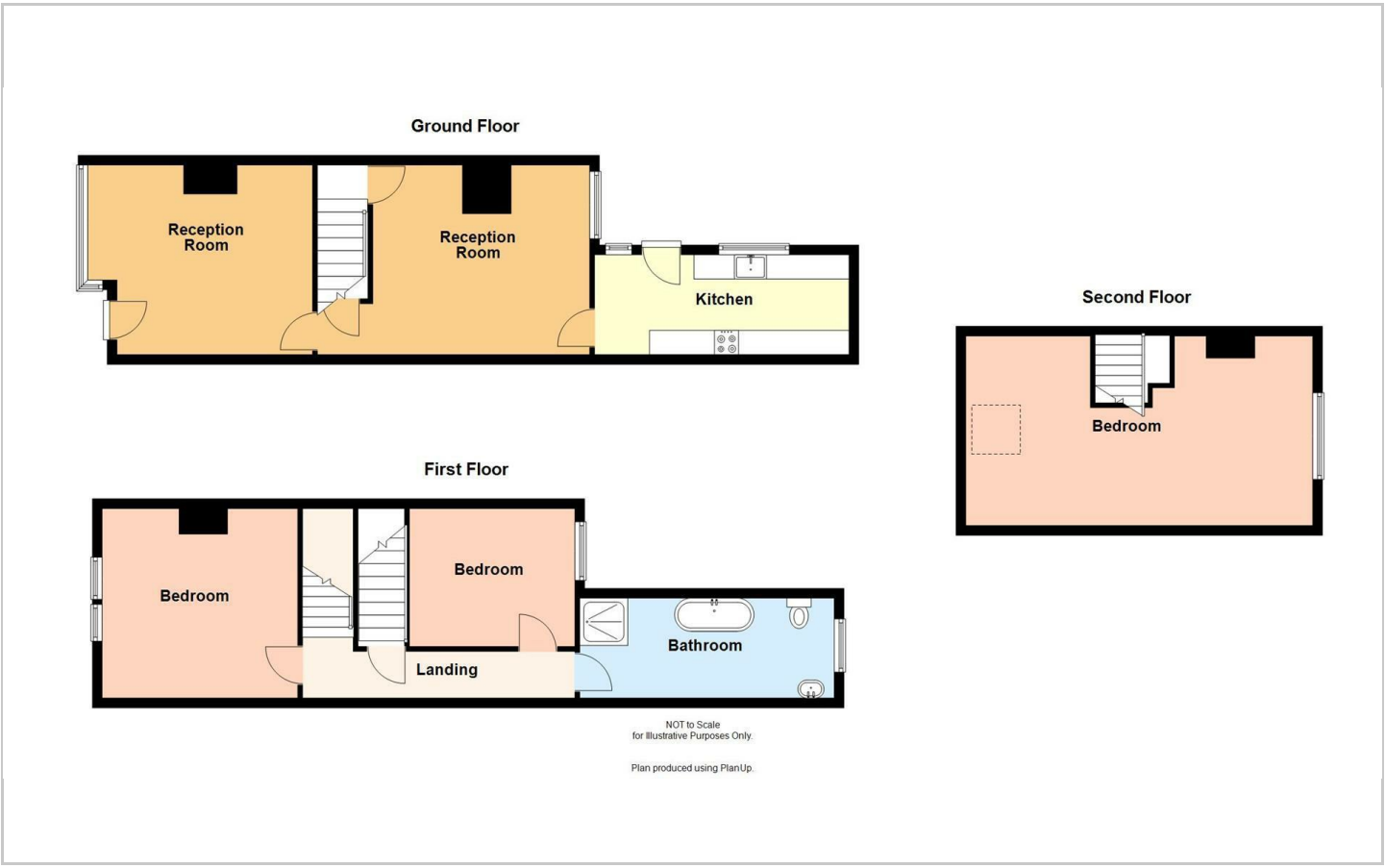
From the landing, a door and steps lead into a four-piece Victorian-style bathroom suite comprising a freestanding roll-edge claw-foot bath with hot and cold mixer tap, high-flush WC, wash hand basin on pedestal with hot and cold taps, walk-in contemporary double shower with mains-powered shower over, floor-standing Victorian-style radiator, laminate flooring, frosted double glazed window to the rear aspect, recessed spotlights to ceiling, and tiling to splashback areas.

Top Floor Accommodation
restricted head height 22'06" x 10'06" (restricted head height 6.86m x 3.20m)

From the first floor landing, a turning staircase with decorative balustrading rises to the superb dual-aspect top floor bedroom/bedroom three, with double glazed Velux roof light to the front aspect, two ceiling light points, double glazed dormer window to the rear aspect affording lovely park views, and central heating radiator.

Rear Garden
Accessed from the kitchen, the rear garden leads out to an initial blue engineering brick pathway and patio area leading to two outbuildings, with steps and shared neighbour access leading onto the main garden, which is laid mainly to mature lawn with decorative flowerbeds to the borders, in turn leading to a rear seating area finished with low-maintenance Cotswold stone and enjoying views over the park to the rear.

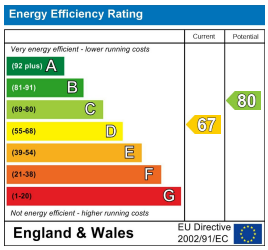
Floor Plan

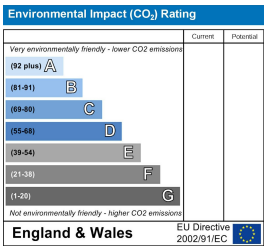


Viewing

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

Energy Efficiency Graph





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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.

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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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