



3 Long Wood

Bournville, Birmingham, B30 1HT

Offers In The Region Of £425,000



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**NO CHAIN | THREE DOUBLE BEDROOMS | PARK VIEWS** - Tucked away within a lovely cul-de-sac, this rather special three double bedroom semi-detached modern home sits right in the heart of Bournville. Offering surprisingly spacious accommodation throughout, the property is perfectly positioned — just a short walk from Rowheath Park and within easy reach of a number of highly sought-after local schools. Bournville Village is also close by, providing a range of amenities, shops and excellent transport links. The added benefit of no onward chain makes this an even more attractive opportunity for buyers looking to move quickly. Homes in this location are always in high demand, and we expect strong interest — so please contact our Bournville sales team to arrange your viewing.



**Approach**

This nicely presented, modern three-bedroom semi-detached family home is approached via a block-paved front driveway with fore lawn, bordered by hedgerows and well-stocked decorative flowerbeds. There is side access, a metal up-and-over garage door, and a hardwood glazed front door with accompanying side window, opening into:

**Porch**

With tiled flooring, ceiling light point, and a further frosted glazed hardwood door with side window opening into:

**Hallway**

With stairs rising to the first-floor landing, frosted double glazed window to the side aspect, laminate wood-effect flooring, ceiling light point, useful storage cupboard, central heating radiator, and doors leading to:

**Ground Floor WC**

**5'08" x 2'05" (1.73m x 0.74m)**

Fitted with a corner wash hand basin with mixer tap and storage beneath, low flush WC, laminate flooring, central heating radiator, ceiling light point, tiled splashbacks, and wall-mounted extractor.

**Re-Fitted Cotemporary Kitchen**

**10'08" x 9'01" (3.25m x 2.77m )**

Featuring a cotemporary range of light grey wall and base units with quartz work surfaces, incorporating a four-ring Neff electric hob with extractor over, integrated Neff oven and microwave, integrated fridge/freezer and dishwasher, and space for a washing machine. There is a one-and-a-half bowl stainless steel sink with mixer tap, ceiling light point, quartz splashbacks, double glazed window to the front aspect, and slate-style flooring.

**Living Room**

Accessed via a glazed internal door, with sliding double glazed doors providing views of and access to the rear garden, a frosted double glazed side window, central heating radiator, laminate wood-effect flooring, ceiling light point, and inset gas fire with stone-effect hearth and surround. A further glazed door opens into:

**Dining Room**

**10'07" x 9'06" (3.23m x 2.90m)**

With continued laminate flooring, ceiling light point, central heating radiator, and sliding double glazed patio doors to the rear garden.

**Rear Garden**

Accessed from both the living and dining rooms, leading onto a full-width block-paved patio and a mature rear garden, mainly laid to lawn with well-stocked borders, trees, plants, and shrubs. The garden is enclosed by a mixture of hedgerows and panel fencing, with side access gate.



#### **First Floor Accommodation**

**boiler cupboard 3'06" x 4'086" (boiler cupboard 1.07m x 1.22m)**

From the hallway, a staircase with decorative balustrade rises to the first-floor landing with ceiling light point, storage cupboard housing the hot water tank with shelving, and a walk-in boiler cupboard housing the Worcester Bosch boiler (offering potential for conversion to an en-suite). Doors lead to:

#### **Bedroom One**

**13' x 12'08" (3.96m x 3.86m)**

With double glazed windows to the rear, central heating radiator, double walk-in wardrobes, and ceiling light point.

#### **Bedroom Two**

**11'09" x 10'01" (3.58m x 3.07m)**

With double glazed windows to the rear, central heating radiator, double walk-in wardrobes, and ceiling light point.

#### **Bedroom Three**

**11'04" x 7'11" (3.45m x 2.41m)**

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

#### **Separate WC**

**2'11" x 5'01" (0.89m x 1.55m)**

With frosted double glazed window to the front, low flush WC, tiled flooring, central heating radiator, and recessed ceiling spotlights.

#### **Bathroom**

**4'11" x 6'02" (1.50m x 1.88m)**

Fitted with a panel bath with mixer tap and Triton electric shower over, wash hand basin set within a vanity unit, tiled walls and flooring, recessed ceiling spotlights, heated chrome towel rail, and double glazed window to the front aspect.

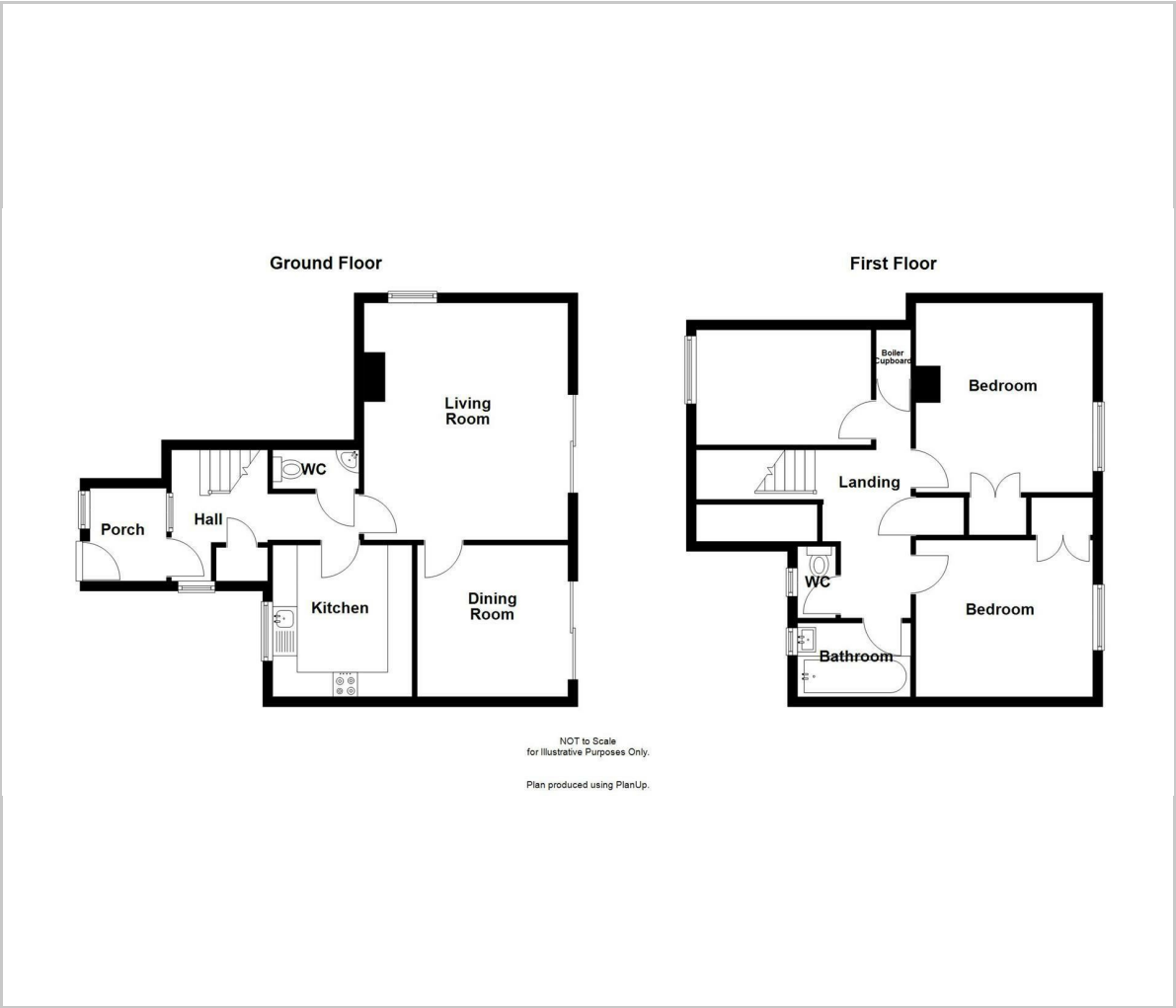
#### **Garage**

**8' x 18'02" (2.44m x 5.54m)**

With wooden up-and-over door to the front driveway and ceiling light point.



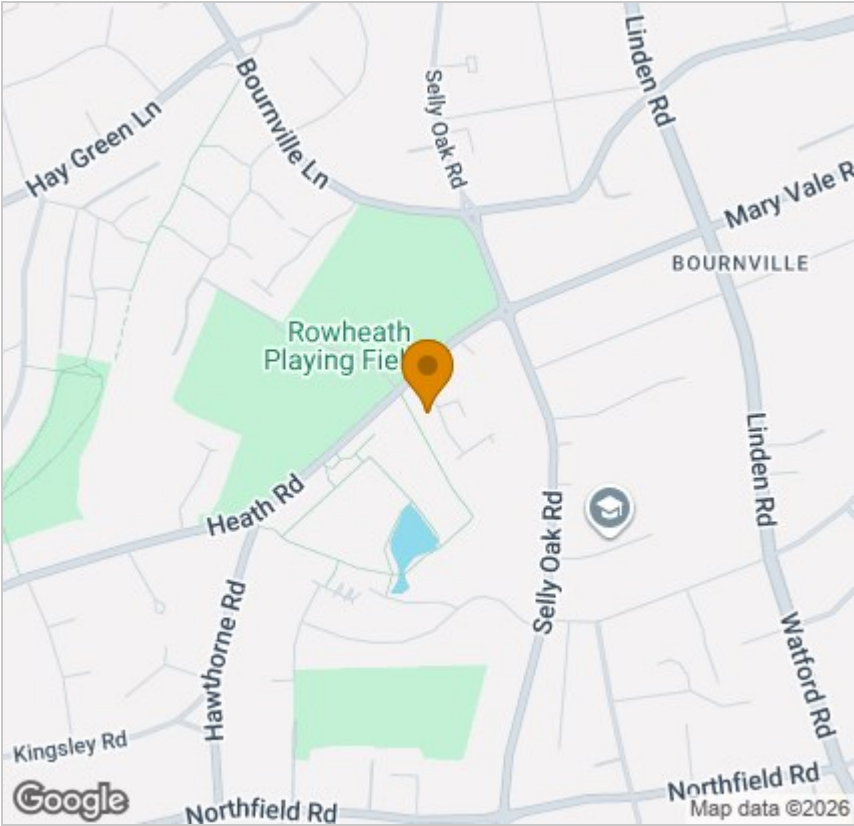
Floor Plan



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



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