



3 Midland Road

Cotteridge, Birmingham, B30 2ES

Offers In The Region Of £280,000



SPACIOUS END TERRACE | TWO DOUBLE BEDROOMS | ENLARGED KITCHEN | CONSERVATORY | GUEST WC | FURTHER POTENTIAL

A substantial end-terrace home on a highly desirable road, offering generous accommodation throughout and excellent future potential. Features include two reception rooms, an enlarged kitchen, guest WC, conservatory, low-maintenance rear garden, two double bedrooms and a first-floor bathroom. Ready to move into whilst offering scope to enhance and extend further (subject to any necessary consents). Ideally located for Cotteridge, Stirchley, Bournville and Kings Norton, with excellent local amenities and transport links nearby.



Approach

The property is approached via a low-level wall with wrought iron railings and a low-maintenance Cotswold stone fore garden. A composite front entrance door with double glazed window above opens into:

Front Reception Room

12' x 13'05" into bay (3.66m x 4.09m into bay)

A welcoming reception room featuring a double glazed bay window to the front elevation allowing plenty of natural light. Having wooden flooring, inset electric fire with raised marble-effect hearth and timber surround, partial cornicing, central heating radiator, ceiling light point and useful meter cupboard. Door opening into:

Rear Reception Room

13'02" x 12'02" (4.01m x 3.71m)

A spacious second reception room with double glazed window overlooking the rear garden, inset electric fire with timber surround, decorative dado rail, cornicing to ceiling, central heating radiator and ceiling light point. Providing access to the under-stairs storage cupboard, staircase rising to the first floor accommodation and opening into:

Extended Kitchen

17'01" max x 7'04" max (5.21m max x 2.24m max)

Fitted with a range of matching wall and base units incorporating roll-edge work surfaces over. Features include an integrated four-ring gas hob with oven beneath and extractor canopy above, tiled splashbacks and tiled flooring. There is space for a

washing machine, fridge freezer and additional appliances. The kitchen benefits from a double glazed window to the side elevation, external door to the side return, central heating radiator and access to the conservatory. Bi-folding door opening into:

Ground Floor WC

6'02" x 2'05" (1.88m x 0.74m)

Comprising low flush WC and pedestal wash hand basin with tiled splashbacks. Having tiled flooring, central heating radiator, ceiling light point and obscured double glazed window to the side elevation.

Rear Conservatory

9'05" max x 8'10" (2.87m max x 2.69m)

A useful additional reception space enjoying views over the rear garden through double glazed windows. Having two central heating radiators and double glazed French doors opening onto the rear garden.

First Floor Accommodation

Staircase rises from the rear reception room to the first-floor landing having loft access, central heating radiator and ceiling light point. Doors lead to:

Bedroom One

12'02" x 11'04" (3.71m x 3.45m)

A generous double bedroom positioned to the front of the property with double glazed window, central heating radiator, ceiling fan light and useful over-stairs storage cupboard.

Bedroom Two

13'03" x 9'03" (4.04m x 2.82m)

Positioned to the rear elevation with double glazed window, central heating radiator and ceiling light point.

Bathroom

10'04" x 6'11" (3.15m x 2.11m)

A spacious bathroom fitted with a white suite comprising panel bath with mixer tap and shower attachment, mains-fed shower over, pedestal wash hand basin and low flush WC. Further benefiting from tiled splashbacks, tiled-effect flooring, obscured double glazed window to the rear elevation and wall-mounted Worcester Bosch central heating boiler

Rear Garden

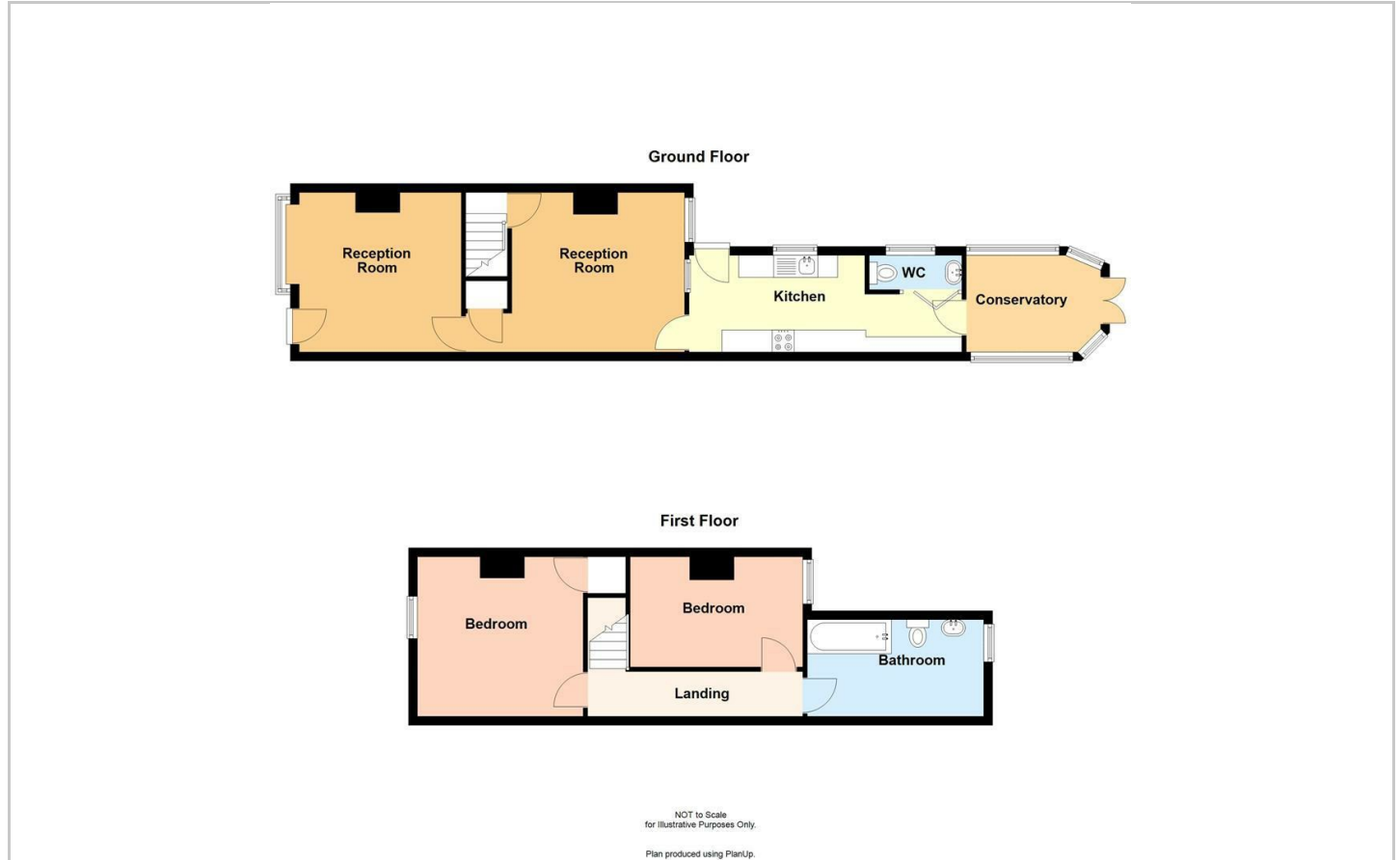
storage area 11'06" x 11'05" (storage area 3.51m x 3.48m)

A low-maintenance rear garden predominantly laid to paving, ideal for outdoor seating and entertaining. The garden is enclosed by panel fencing and features decorative flower beds, a garden shed and gated side access.





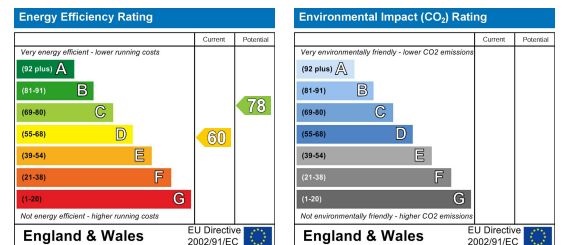
Floor Plan



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



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.

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

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