



## 13 Hudsons Drive

Cotteridge, Birmingham, B30 3AN

Offers In The Region Of £290,000



**A FANTASTIC THREE DOUBLE BEDROOM, THREE STOREY HOME WITH SUPERB TOP FLOOR EN-SUITE!** Offering brilliant modern living across three floors, this beautifully presented home is ideally placed for all that Stirchley, Cotteridge and Bournville have to offer. The house itself boasts a spacious living/dining room opening onto the garden, fitted kitchen, three genuine double bedrooms, family bathroom and a fabulous top-floor principal bedroom complete with its own en-suite shower room. Outside there is a lovely-sized rear garden, perfect for relaxing and entertaining, together with valuable off-road parking. And the location is a real winner too – Bournville is close by, there are highly regarded local schools, a fantastic choice of independent shops, cafés and amenities nearby, plus excellent commuter links from Bournville and Kings Norton train stations into Birmingham City Centre. A stylish, spacious and incredibly well-located home that really does tick a lot of boxes!



### Approach

This superb three-storey modern home is approached via a block-paved driveway providing valuable off-road parking, complemented by a low-maintenance blue slate foregarden and discreet bin storage. A composite front entrance door with double-glazed panel above opens into:

### Entrance Hallway

A welcoming entrance hallway with wood-effect laminate flooring, central heating radiator, ceiling light point and staircase rising to the first-floor accommodation. Door opening into:

### Kitchen/Diner

17'01" x 9'05" max (5.21m x 2.87m max)

A stylish and contemporary kitchen/diner fitted with an excellent range of light grey gloss wall and base units complemented by wood-effect work surfaces. Incorporating a stainless-steel four-ring gas hob with splashback and extractor above, integrated oven, one-and-a-half bowl sink and drainer with mixer tap, integrated slimline dishwasher and spaces for a washer/dryer and fridge/freezer. Further features include under-cabinet lighting, recessed ceiling spotlights, double-glazed window to the front aspect and continued wood-effect laminate flooring. The kitchen flows naturally into the dining area, providing ample space for a dining table and featuring a central heating radiator, pendant light point and useful understairs storage cupboard. Doors lead to the guest WC and living room.

### Guest WC

6'09" x 2'10" (2.06m x 0.86m)

With wash hand basin and mixer tap, low-flush WC, central heating radiator, ceiling light point, extractor and continued wood-effect flooring.

### Living Room

12'11" x 12'00" to door recess (3.94m x 3.66m to door recess)

A lovely, bright reception room positioned at the rear of the property, with wood-effect laminate flooring, central heating radiator, recessed ceiling spotlights and pendant lighting. Double-glazed French doors provide attractive views over the garden and open directly onto the rear patio.

### First Floor Accommodation

Stairs rise from the entrance hallway to the first-floor landing, with balustrading, central heating radiator, ceiling light point and further staircase rising to the top-floor accommodation. Doors lead to:

### Bedroom One

12'11" x 11'11" (3.94m x 3.63m)

A generous double bedroom overlooking the rear, with wood-effect laminate flooring, central heating radiator, recessed ceiling spotlights, pendant lighting and double-glazed window.

### Bathroom

6'05" x 6' (1.96m x 1.83m)

A contemporary family bathroom featuring a panelled bath with mixer tap and mains-powered shower over, wash hand basin set within a vanity unit providing useful storage and low-flush WC. Finished with tiled flooring and splashbacks, recessed ceiling spotlights, extractor and chrome heated towel rail.

### Bedroom Two

12'10" x 10'03" max x 8'06" min (3.91m x 3.12m max x 2.59m min)

Another excellent double bedroom with wood-effect laminate flooring, central heating radiator, ceiling light point and double-glazed window to the front aspect.

### Top Floor Accommodation

Stairs rise to the top-floor landing with ceiling light point and useful storage cupboard housing the Vaillant combination boiler. Door opening into:

#### Bedroom Three

18'07" x 9'08" (5.66m x 2.95m)

A superb top-floor principal bedroom creating a fantastic private suite. Offering excellent proportions with a rear-facing double-glazed dormer window, wood-effect laminate flooring, central heating radiator, recessed ceiling spotlights and loft access. Door opening into:

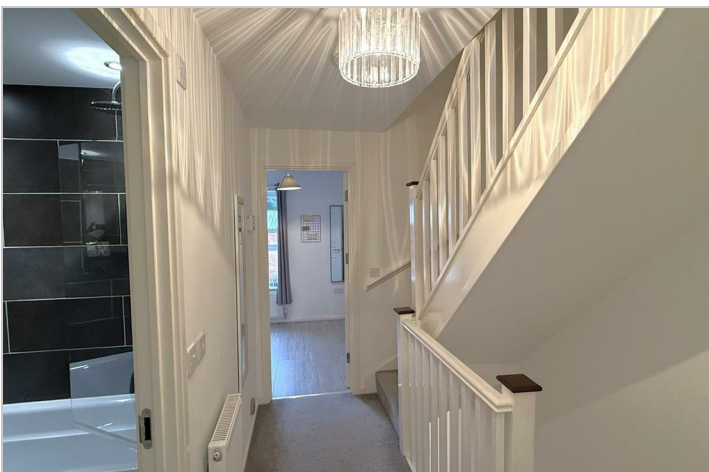
#### Contemporary En-Suite Shower Room

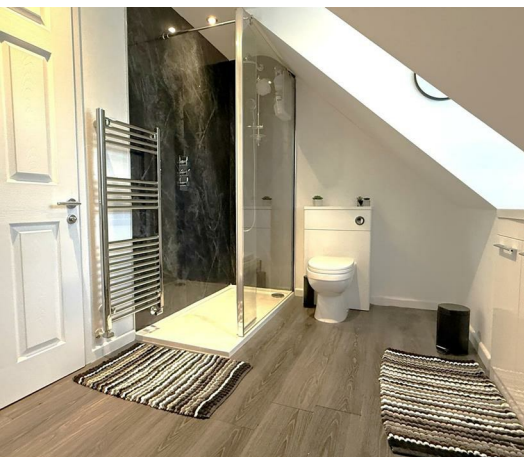
12'01" max x 8'11" min x 8'08" max into dormer window (3.68m max x 2.72m min x 2.64m max into dormer window)

A stylish en-suite featuring a walk-in shower enclosure with mains-powered shower, wash hand basin set within a vanity unit with storage beneath and low-flush WC. Further benefiting from a chrome heated towel rail, recessed ceiling spotlights and front-facing double-glazed dormer window.

#### Garden

Accessed from the living room onto a great size, low maintenance rear garden with patio area from the house leading onto rear lawn area with artificial grass, with low level panel fencing to borders and rear access gate.





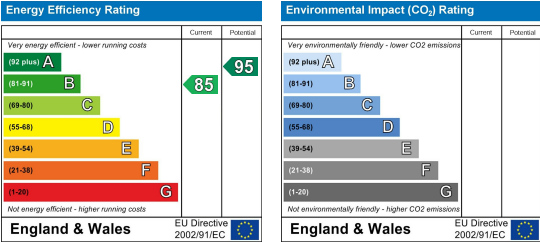
## Floor Plan



## 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.