



165 Bournville Lane
Bournville, Birmingham, B30 1LY

£595,000



SOMETHING VERY SPECIAL – SET ON A WONDERFUL PLOT WITH YOUR OWN PRIVATE COPSE! Occupying a superb plot on sought-after Bournville Lane is this impressive modern executive, four double bedroom detached family home. Lovingly owned by the same family from new, the property is now ready for its next chapter and offers a fantastic opportunity for a new owner to make it their own. Perfectly placed for everything this highly regarded area has to offer, the property is within easy reach of excellent local schools, beautiful parks and green spaces, Bournville railway station and the wonderful surroundings of Bournville Village Green, together with a superb choice of nearby shops, cafés and everyday amenities. Set well back from the road behind an extensive sweeping driveway and attractive gardens, one of the real highlights is the property's own private copse, creating a particularly special setting and a real feeling of space and privacy. The house itself offers generous and versatile family accommodation, including a superb full-width living and dining room enjoying plenty of natural light, re-fitted kitchen, home office/dining room, guest WC, double garage and an enclosed rear garden. To the first floor are four genuine double bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom. A superb family home on a quite exceptional plot, offering fantastic space, a unique setting and plenty of potential for the next owners to add their own stamp. Please contact our Bournville sales team for further details or to arrange your viewing.



Approach

This superb four-bedroom detached family home occupies a wonderful corner plot in leafy Bournville and is approached via a generous tarmac driveway which wraps around to the side of the property, providing ample off-road parking, a turning area and access to the double garage. The property enjoys particularly attractive and mature fore gardens, with an abundance of established plants, trees and shrubs. A gently sloping garden leads up towards the house and incorporates a unique private wooded area, creating a wonderfully leafy and secluded setting, with fencing and mature hedgerows to the boundaries. A pathway meanders through the front garden from the driveway to a double-glazed front entrance door with storm porch over, opening into:

Entrance Hall

With central heating radiator, two ceiling light points, stairs giving rise to the first-floor landing, door opening into useful under-stairs storage cupboard and internal doors opening into:

Office/Dining Room

9'05" x 11' (2.87m x 3.35m)

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

Dining/Kitchen

14'05" x 9'08" (4.39m x 2.95m)

With a recently re-fitted selection of contemporary wall and base units, one-and-a-half bowl stainless steel sink and drainer, space for an electric cooker, Perspex-style splashback, space and plumbing for dishwasher and washing machine, space for fridge/freezer, double-glazed exterior door giving access to the side passageway, further double-glazed window to the side aspect, central heating radiator, vinyl wood-effect flooring and strip ceiling light point.

Ground Floor WC

9'x 3'11" (2.74mx 1.19m)

Offering excellent additional storage space and comprising wash hand basin set on vanity unit with mixer tap, push-button low-flush WC, frosted double-glazed window to the side aspect, vinyl wood-effect flooring, wall-mounted electrical consumer unit, central heating radiator and cornice to ceiling.

Living/Dining Room

22'09" x 11'03" (6.93m x 3.43m)

Accessed from the entrance hall via frosted glazed French doors, this superb full-width living/dining room provides a fantastic main reception space, with double-glazed sliding patio doors giving access to the rear garden and a further double-glazed window with garden views. Two ceiling light points, three wall-mounted light points, two central heating radiators, freestanding Dimplex fireplace and cornice to ceiling.

First Floor Accommodation

From the entrance hall, a turning staircase with balustrading gives rise to the first-floor landing, with frosted double-glazed window to the side aspect on the half landing, ceiling light point, loft access and door opening into airing cupboard housing the hot water tank with built-in shelving. Internal doors open into:

Bedroom One

12'08" x 12'03" max (3.86m x 3.73m max)

With double-glazed window to the front aspect, ceiling light point, central heating radiator, built-in double wardrobe providing excellent storage and door opening into:



En-Suite Shower Room

9'08" x 4'06" to rear of shower (2.95m x 1.37m to rear of shower)

With re-fitted wash hand basin on pedestal with mixer tap, re-fitted push-button low-flush WC, corner-entry shower enclosure with electric shower over, tiled splashbacks, vinyl wood-effect flooring, frosted double-glazed window to the side aspect, central heating radiator and ceiling light point.

Bedroom Two

11'05" x 10'03" (3.48m x 3.12m)

With double-glazed window to the rear aspect, central heating radiator, ceiling light point and built-in storage cupboard with hanging space.

Bedroom Three

11' max x 9'10" max (3.35m max x 3.00m max)

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

Bedroom Four

10'02" max x 11'05" max (3.10m max x 3.48m max)

With double-glazed window to the rear aspect, central heating radiator, ceiling light point and built-in storage cupboard/wardrobe.



Bathroom

7' x 3'05" (2.13m x 1.04m)

With panelled bath with mixer tap and shower attachment, wash hand basin on pedestal with hot and cold taps, low-flush WC, tiled walls and frosted double-glazed window to the side aspect.

Rear Garden

A real feature of this superb family home, the generous south-west facing rear garden enjoys a full-width block-paved patio which wraps around to the side of the property, with gated pedestrian access to the front, access to the property's private wooded area and a double-glazed door opening into the garage. The main garden is predominantly laid to a mature lawn with beautifully established and sculptured flowerbeds to the borders, an inset rose bed and raised brick-bordered planting areas. Enjoying a sunny aspect and an attractive degree of privacy, the garden is enclosed by panel fencing and mature hedgerows.



Double Garage

16'06" x 16'07" (5.03m x 5.05m)

With wooden opening doors onto the driveway, space for two vehicles, various useful storage areas, rear door to the garden and ceiling light point.

Private Copse / Wooded Grounds

A particularly rare and attractive feature of the property is its substantial private copse, which forms part of the property's impressive overall plot of approximately 0.34 acres. Extending alongside the sweeping driveway and around the grounds, the copse contains an abundance of mature trees and established planting, creating a wonderfully leafy setting and providing an exceptional degree of privacy and character. The wooded grounds are intended to be enjoyed as an attractive natural amenity forming part of the property. A number of trees within the grounds are understood to be protected by Tree Preservation Orders (TPOs) and the land is not being marketed on the basis of any development potential. Prospective purchasers should make their own enquiries through their solicitor and the relevant local authority regarding the TPOs and any restrictions affecting the land.



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

