Rice Chamberlains
ESTATE AGENTS LLP



29 Teazel Avenue

Bournville, Birmingham, B30 1LZ

Offers In The Region Of £625,000

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N0 CHAIN!! AN EXCEPTIONAL FOUR-BEDROOM DETACHED FAMILY HOME OCCUPYING A SUPERB CORNER PLOT OF APPROXIMATELY 0.17 ACRES, ENJOYING A PRIME CUL-DE-SAC POSITION ON THE HIGHLY SOUGHT-AFTER BOURNVILLE VILLAGE TRUST ESTATE. Beautifully presented to an immaculate standard throughout, this impressive home offers generous and versatile accommodation, including two spacious reception rooms, a superb family kitchen, four bedrooms and high-specification fittings. The substantial corner plot also offers exciting potential for further extension or enhancement, subject to the necessary consents. Perfectly positioned for family life, the property enjoys a peaceful cul-de-sac setting with beautiful parks and open green spaces within easy walking distance, including Rowheath Park and the historic Rowheath Pavilion. A selection of highly regarded schools is also nearby, including St Francis CofE Primary School, Bournville Village Primary School, St Joseph's Catholic Primary School, Kings Norton Girls' School and King Edward VI King's Norton School for Boys. Bournville Village Green, with its independent shops and amenities, is conveniently accessible, whilst Bournville Railway Station provides excellent connections to Birmingham city centre, the University of Birmingham and Queen Elizabeth Hospital. Externally, the property benefits from beautifully maintained wraparound gardens, ample off-road parking and an impressive tandem garage with utility facilities. Combining an outstanding plot, immaculate interiors, a desirable cul-de-sac location and considerable future potential, this is a wonderful opportunity to acquire a substantial family home in one of Bournville's most sought-after residential settings.






Approach
This wonderful four-bedroom modern detached family home is approached via a generous frontage with a wraparound side garden, enclosed by a low-level brick boundary wall. A tarmac driveway provides off-road parking for multiple vehicles, with access available to both sides of the property. An electrically operated metal up-and-over door provides access to the tandem garage, whilst a double-glazed front entrance door, with accompanying side windows, opens into:

Porch
8'03" x 7'03" (2.51m x 2.21m)
With tiled flooring, built-in meter cupboard, central heating radiator, tongue-and-groove panelling to the ceiling and wall-mounted light point. A feature frosted double-glazed leaded-light door opens into:

Entrance Hall
With tongue-and-groove panelling to the walls, ceiling light point with decorative ceiling rose, central heating radiator and staircase rising to the first-floor landing. A door opens into a useful walk-in storage cupboard with fitted shelving and ceiling light point. Further internal doors lead to:

Front Reception Room
19'07" into bay x 12'02" (5.97m into bay x 3.71m)
A spacious and welcoming principal reception room featuring a double-glazed bay window overlooking the front aspect, two ceiling light points with decorative ceiling roses, two wall-mounted light points, central heating radiator and a wall-mounted living-flame-effect gas fire.

Ground Floor WC
7'02" x 3'04" (2.18m x 1.02m)
Appointed with a Villeroy & Boch wash hand basin incorporating a Deva mixer tap and a Villeroy & Boch WC with concealed cistern and push-button flush. Additional features include fully tiled walls and flooring, frosted double-glazed window overlooking the porch, central heating radiator, wall-mounted storage cupboards, tongue-and-groove ceiling panelling and ceiling light point.

Superb Family Kitchen
10'06" x 14'10" (3.20m x 4.52m)
A beautifully appointed family kitchen offering an extensive range of ivory-white fitted wall and base units, complemented by granite work surfaces and matching splashbacks. The kitchen benefits from an excellent selection of integrated Miele appliances, including a five-ring gas hob with built-in extractor above, oven, microwave, dishwasher, fridge and freezer. Further features include a Franke stainless steel one-and-a-half-bowl sink and drainer with mixer tap, recessed ceiling spotlights, double-glazed window overlooking the rear garden, central heating radiator and tiling to approximately two-thirds wall height. There is also space for a family dining table, making this an ideal room for everyday dining and entertaining. A door provides access to the garage/utility area, whilst a further door opens into:

















Reception Room Two
17'08" x 10'02" (5.38m x 3.10m)
A delightful second reception room enjoying views across the rear garden, with double-glazed French doors and accompanying side window providing direct access to the patio and garden beyond. Additional features include decorative ceiling cornicing, ceiling light point with ceiling rose and central heating radiator.

Garage/Utility Room
31'09" x 8'10" (9.68m x 2.69m)
An exceptionally useful tandem garage offering generous storage and utility space, accessed via an electrically operated metal up-and-over door to the front. The garage incorporates a further range of fitted wall and base units with work surface, plumbing and space for a washing machine and tumble dryer, and a wall-mounted Vaillant gas combination boiler. Additional features include two ceiling light points, wall-mounted gas meter, electrical consumer unit and frosted double-glazed external door providing access to the rear garden.

Rear Garden
A particularly attractive feature of this family home is the superb wraparound rear garden, offering generous outdoor space and a delightful setting for relaxation and entertaining. Accessed from both the second reception room and the garage/utility area, the garden opens onto a full-width block-paved patio, providing an excellent space for outdoor dining and seating. The patio continues around the side of the property, where a timber gate provides access to the front. Beyond the patio, a low-level boundary wall separates the main garden, which is predominantly laid to lawn and complemented by beautifully established, well-stocked flowerbeds. A mature selection of trees, shrubs and flowering plants creates an attractive garden setting, with further gated access through the perimeter fencing to an additional grassed area.

First Floor Accommodation
From the entrance hall, a turning staircase rises to the first-floor landing, featuring a frosted double-glazed window to the side aspect, tongue-and-groove ceiling panelling, ceiling light point with decorative rose and loft access. An airing cupboard provides useful shelving and storage, whilst internal doors lead to:

Bedroom One
11'08" max x 14'10" (3.56m max x 4.52m)
A generously proportioned principal bedroom featuring a large double-glazed picture window overlooking the front aspect. The room benefits from an extensive range of fitted bedroom furniture, incorporating wardrobes, overhead storage cupboards and a dressing table. Further features include a ceiling light point and central heating radiator.

Bedroom Two
8'11" x 13'05" (2.72m x 4.09m)
A well-presented bedroom with a double-glazed picture window overlooking the rear garden, ceiling light point and central heating radiator. The room also benefits from fitted bedroom furniture, including wardrobes, overhead storage cupboards and built-in bedside tables.

Bedroom Three
12' x 7'01" (3.66m x 2.16m)
With double-glazed window overlooking the rear aspect, ceiling light point and central heating radiator. The room benefits from a range of fitted bedroom furniture, including triple wardrobes, overhead storage cupboards, built-in dressing table and drawers.

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.

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Bedroom Four

9'02" x 7'02" (2.79m x 2.18m)

With double-glazed window overlooking the front aspect, ceiling light point, central heating radiator and built-in wardrobe. This versatile room could also lend itself to use as a home office or study, depending on individual requirements.

Bathroom

7'10" x 7'8" to rear of shower x 5'01" min (2.39m x 2.34m to rear of shower x 1.55m min)

A well-appointed family bathroom featuring a four-piece suite comprising a walk-in shower enclosure with mains-fed shower, panelled bath with glass shower screen and mixer tap, Villeroy & Boch WC with push-button flush and pedestal wash hand basin with mixer tap. Additional features include fully tiled walls, tongue-and-groove ceiling panelling, frosted double-glazed window to the side aspect, wood-effect laminate flooring and central heating radiator.





