



25 Midland Road

Cotteridge, Birmingham, B30 2ES

Offers In The Region Of £320,000



STUNNING PERIOD HOME | 2 BEDROOMS + LOFT ROOM | EXTENDED KITCHEN | SOUTH FACING GARDEN - A beautifully presented end-terrace period home on one of the area's most desirable roads — packed with character and ready to move straight into. The standout feature is the superb extended kitchen, complete with skylights and French doors opening onto a sunny south-facing landscaped garden — creating a bright, modern living space perfect for entertaining. The property also offers: a bay-fronted reception room with stained glass and feature fireplace, a separate dining room, two generous bedrooms and a stylish four-piece family bathroom. In addition, there is a useful loft room (not a formal conversion), ideal as a home office, guest space or hobby room. Perfectly located within walking distance of Cotteridge Park, with excellent transport links via Bournville and Kings Norton, and easy access to Stirchley, Cotteridge and Bournville Village. A superb blend of period charm and modern living — early viewing is essential. Contact our Bournville sales team to arrange your viewing.



Approach

This superbly presented period extended terrace is approached via a mature fore garden with low-level walls and hedgerows, leading to an original-style stained glass hardwood front door with leaded light window above, opening into:

Front Reception Room

13'05" into bay x 11'04" to front of chimney breas
(4.09m into bay x 3.45m to front of chimney breast)

A beautifully presented reception room with bespoke wall panelling, hardwood flooring, cornicing to the ceiling, ceiling light point with ceiling rose, double glazed bay window with stained glass insets to the front aspect, central heating radiator, inset gas fireplace with decorative wooden mantel and raised slate hearth, built-in storage cupboards to the alcoves, and internal door opening into:

Rear Reception Room

12'01" x 15'02" (3.68m x 4.62m)

With further bespoke wall panelling, door opening into understairs storage cupboard, continued hardwood flooring, stairs rising to the first floor, central heating radiator, cornicing to the ceiling, two drop-down ceiling light points, double glazed window overlooking the side lean-to, inset Aga to chimney breast, and open walkway into:

Extended Kitchen

21'02" x 7'04" (6.45m x 2.24m)

A superb contemporary extended kitchen with vaulted ceiling, double glazed Velux roof light, and double glazed French doors to the rear. The kitchen offers a range of matching wall and base units with wood-effect work surfaces, incorporating an integrated five-ring gas hob with AEG stainless steel extractor over, ceramic one and a half bowl sink and drainer with mixer tap, space for washing machine, integrated microwave, Hoover oven, space for fridge freezer, integrated dishwasher, tiled flooring, central heating radiator, LED ceiling spotlights, two double glazed windows to the side aspect, feature under-cupboard lighting, and tiled splashbacks.

First Floor Accommodation

From the rear reception room, stairs rise to the first floor landing with two drop-down ceiling light points, cornicing to the ceiling, spiral staircase rising to the loft room, central heating radiator, and internal doors opening into:

Bedroom One

12'03" x 11'02" (3.73m x 3.40m)

With cornicing to the ceiling, ceiling light point, central heating radiator, double glazed window to the front aspect, and door opening into over stairs storage cupboard.

Bedroom Two

12'04" max x 9'03" max (3.76m max x 2.82m max)

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

Refurbished Four Piece Contemporary Bathroom

10'03" x 6'11" (3.12m x 2.11m)

Fitted with a corner-entry shower with Mira electric shower over, contemporary freestanding bath with mixer tap and shower attachment, hidden cistern push-button WC, wash hand basin set on vanity unit with under-sink storage, tiled-effect flooring, fully tiled walls, ceiling light point, double glazed window to the rear aspect, wall-mounted extractor, heated chrome towel rail, and wall-mounted Baxi boiler.

Loft Room

17'10" x 11'08" (5.44m x 3.56m)

Accessed via a spiral staircase from the first floor landing, this excellent loft room features a double glazed dormer window to the rear aspect, two further double glazed Velux roof lights to the front

aspect, built-in storage to the eaves, laminate flooring, two contemporary ceiling light points, quadruple built-in wardrobes, exposed beams, storage to chimney breast, and offers an ideal home office, occasional bedroom, or further versatile space.

Superb Rear Garden

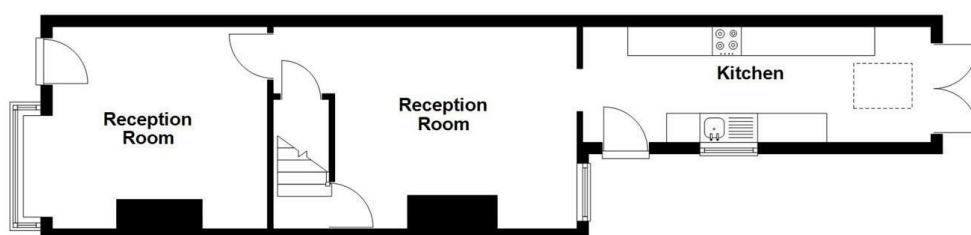
This south-facing rear garden enjoys an initial full-width patio area with double opening doors to the side entry point, along with a UPVC covered side utility space with stable door to a further storage area. The main garden features built-in seating and an entertaining area, with steps leading up to the principal garden, which is laid mainly to lawn with pathways and decorative flowerbeds to the borders, leading in turn to the rear garden shed, which offers potential for conversion into a home office or other useful space.



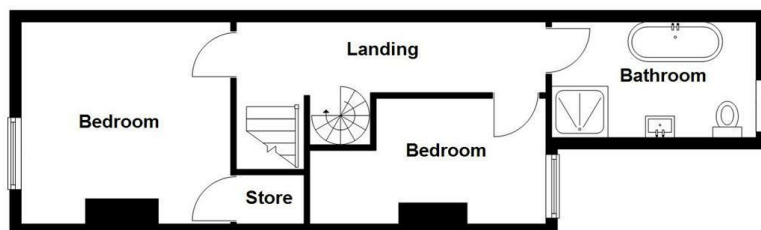


Floor Plan

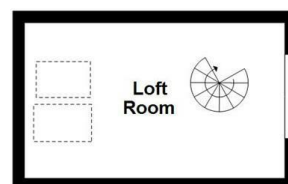
Ground Floor



First Floor



Second Floor



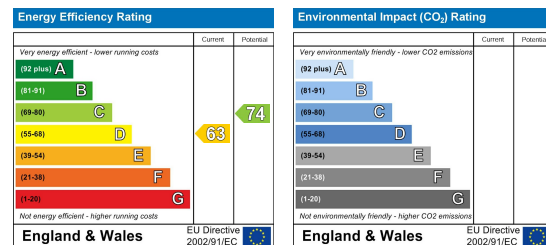
NOT to Scale
for illustrative Purposes Only.

Plan produced using PlanUp.

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.

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