Rice Chamberlains
ESTATE AGENTS LLP



69 Griffins Brook Lane

Bournville, Birmingham, B30 1QB

Offers In The Region Of £379,500

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****A FANTASTIC OPPORTUNITY TO UNLOCK THE POTENTIAL OF THIS EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME, OFFERED WITH NO UPWARD CHAIN IN A SOUGHT-AFTER BOURNVILLE LOCATION.** Occupying a generous front plot, the property offers spacious accommodation, including an enlarged kitchen extending into the former garage. Whilst requiring modernisation, it presents an exciting opportunity to transform and personalise a home in a highly desirable setting. Ideally positioned for popular local schools, Bournville's amenities and excellent transport connections, including convenient access to the QE Hospital, University of Birmingham and Bristol Road (A38).**







Approach
The property is approached via a generous tarmacadam front driveway providing off-street parking, with mature front gardens incorporating established trees and decorative hedgerows to the boundaries. A timber gate provides access to the side return, whilst a pathway leads to the UPVC double glazed front entrance door.

Hallway
Having original red quarry tiled flooring, central heating radiator, ceiling light point, staircase with balustrading rising to the first floor and doors to:

Front Reception Room
12'10 x 10'10 (3.91m x 3.30m)
Having double glazed bay window to front, central heating radiator and ceiling light point.

Rear Reception Room
14'3 x 15'9 (4.34m x 4.80m)
Having double glazed window and French doors providing access to and views over the rear garden, inset gas fire (untested) with mantelpiece and surround, central heating radiator and two ceiling light points.

Kitchen - Dining Room
16'3 (max) x 15'7 (max) (4.95m (max) x 4.75m (max))
An enlarged breakfast/dining kitchen incorporating the converted garage, fitted with a matching range of wall and base units, integrated oven and grill, four-ring gas hob with stainless steel extractor hood above, tiled splashbacks and space for a washing machine and fridge freezer. Having double glazed window to front, further double glazed window to rear, UPVC double glazed external door, French doors opening onto the rear garden, central heating radiator and two ceiling light points.

Landing
Stairs rise from the entrance hall to the first floor landing with frosted double glazed window to side, loft access point and doors to:

Bedroom One
8'10 (wardrobe) x 10'3 (2.69m (wardrobe) x 3.12m)
Having triple mirror-fronted built-in wardrobes, double glazed window to front, central heating radiator and ceiling light point.

Bedroom Two
11 x 11 (3.35m x 3.35m)
Having double glazed window to rear, built-in double wardrobe to alcove, central heating radiator and ceiling light point.

Bedroom Three
9'10 x 7'6 (3.00m x 2.29m)
Having double glazed window to rear, central heating radiator and ceiling light point.

Bathroom
6'5 x 6'7 (1.96m x 2.01m)
Having corner entry shower enclosure with electric shower, panelled bath with hot and cold taps, pedestal wash hand basin with hot and cold taps, central heating radiator, tiled walls, ceiling light point and frosted double glazed window to front.

Separate WC

5'9 x 2'9 (1.75m x 0.84m)

Having low flush push-button WC, wall-mounted wash hand basin with hot and cold taps and tiled splashback, central heating radiator and frosted double glazed window to side.

Garden

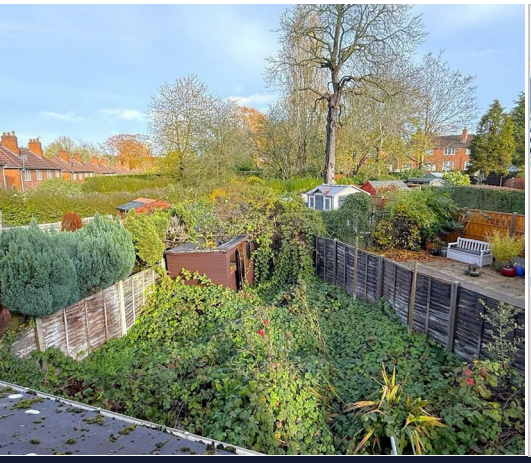
French doors from the breakfast/dining kitchen open onto a patio area with greenhouse and timber gate providing access towards the front driveway. The garden wraps around to the rear of the property, with additional access from the rear reception room. Currently overgrown and requiring attention, the garden offers potential for landscaping and improvement, with timber panel fencing to the boundaries.

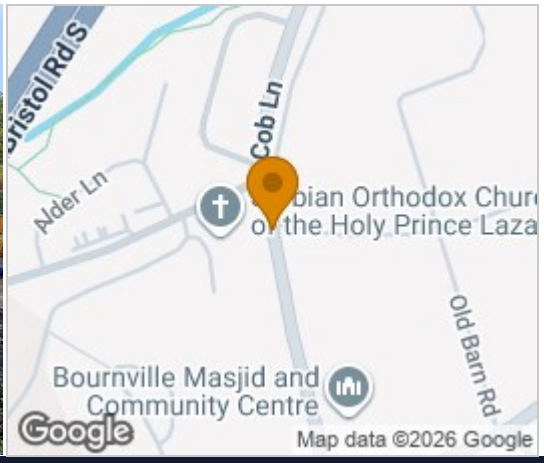














Floor Plan



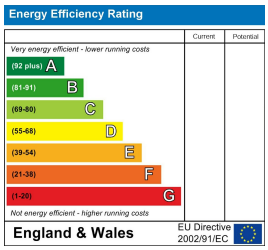
Viewing

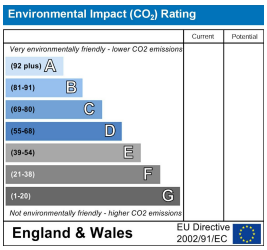
Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Anti-Money Laundering (AML) Checks

In accordance with our legal obligations under Anti-Money Laundering regulations, all purchasers will be required to complete identity verification and relevant compliance checks once an offer has been accepted. A fee of £35 per person is payable to Rice Chamberlains LLP to cover the cost of administering these checks. This fee is non-refundable and payable before the sale can progress.

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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