

**A MOST ATTRACTIVE 4 BEDROOM HOME OF CONSIDERABLE CHARM
AND CHARACTER IN AN EXCEPTIONAL POSITION IN BOURNVILLE**



**5, THORN ROAD
BOURNVILLE
BIRMINGHAM B30 1UG**

- Prime Bournville Village Trust location
- Lovely living room with huge inglenook fireplace
- Super cottage style kitchen/ diner
- Four bedrooms set over two floors
- Delightful private good sized rear garden with shed and garden office

Offers Around £489,000 - Freehold

A most attractive traditional four bedroom Bournville house set in a small cul-de-sac off Woodbrooke Road being very convenient for all local amenities in the heart of the community, within the sound of the 'carillion' and with Bournville Park at the end of the road. This excellent home has central heating and has beautifully presented character accommodation over three floors with many original features.

THE ACCOMMODATION COMPRISES

Set off the road behind a neat lawned fore garden with inset bushes and block paved path to the front door

CANOPY PORCH with part glazed front door to:-

ENTRANCE HALL with built in storage cupboards, natural floor boards and door to the living room.

CHARMING LIVING ROOM 21' 8" x 15' 11" with a very traditional feel including a huge inglenook with tiled floor, wood panelling, book shelving either side of a period fireplace with tiled hearth, natural floor boarding, panelling to dado height on the opposite wall, double radiator, window to the front, door opening to the stairs to the first floor and door to the kitchen.



FITTED KITCHEN / DINER 15' 5" x 10' 11" fitted with a range of units with coloured wood fascias and natural wood work tops, range of base units and wall cupboards, inset one and a half bowl single drainer enamel sink with cupboards under, inset 4 ring gas hob, under oven, cooker hood over, tiled splashbacks, double radiator in the dining area, double glazed window overlooking the rear garden. The kitchen opens through to:-



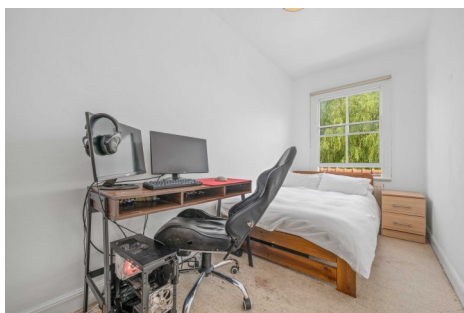
SUN ROOM AREA 8' 1" x 5' 11" with double radiator, double glazed windows to the rear and side, half glazed door to the garden and door to the utility.



UTILITY ROOM 9' 3" x 4' 11" with space and for a washing machine and other appliances, wall cupboards, tiled floor, radiator and modern wall mounted 'Worcester' gas central heating boiler.

FIRST FLOOR

STAIRS TO LANDING with all rooms leading off and stairs to the second floor.



BEDROOM 1 15' 6" x 12' 8" a large double bedroom with radiator, sash window overlooking the front garden and range of fitted wardrobes to the length of one wall.

BEDROOM 2 14' 2" x 6' 3" with radiator, sash window over looking the rear garden.

BATHROOM/ W.C. half tiled with a white suite of panel 'P' shape bath with shower screen, wash basin set on a vanity unit, low level flush WC, radiator, tiled floor, useful shelved cupboard and sash window with obscure glass to the lower half.

SECOND FLOOR

LANDING with 'Velux' rooflight, radiator and built in eaves cupboards.

BEDROOM 3 12' 10" x 11' 2" set into the roofline with exposed beams, eaves storage space, diamond shaped window and radiator.

BEDROOM 4 14' 4" x 6' 0" with radiator, 'Velux' rooflight and access to eaves storage.



OUTSIDE

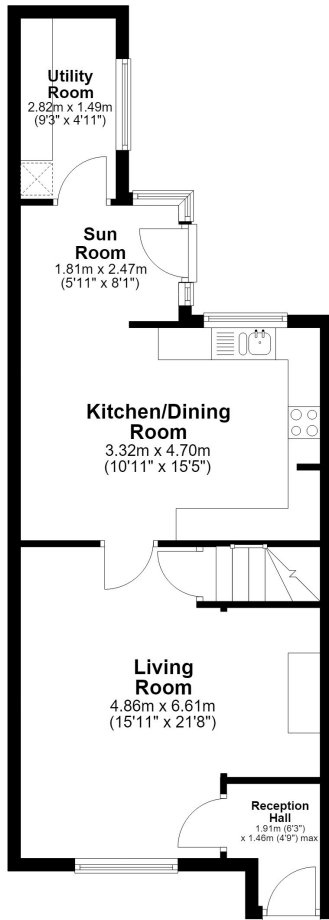
SECLUDED DELIGHTFUL GARDEN completely private with a delightful paved patio area outside the back door ideal for a morning coffee, lawn with hedged boundaries, inset trees and with a wall to the rear. At the rear of the garden are:-

**Garden Office and
Shed/ Workshop**



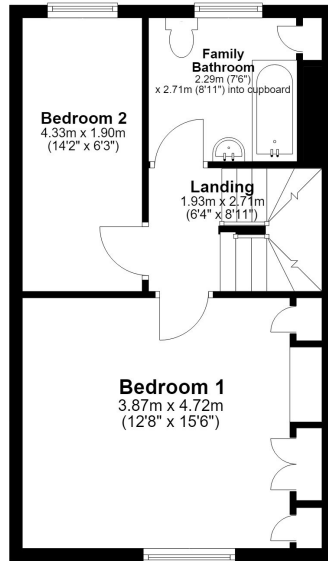
Ground Floor

Approx. 58.0 sq. metres (624.2 sq. feet)



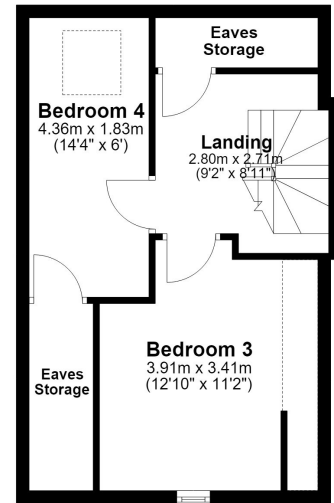
First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Second Floor

Approx. 32.1 sq. metres (345.4 sq. feet)



Total area: approx. 129.1 sq. metres (1390.0 sq. feet)

GENERAL INFORMATION

- TENURE** We are informed the property is Freehold
- VIEWING** By prior appointment with Oakton Estates on 0121 459 9641
- EPC Rating** 'D57'
- COUNCIL TAX** Band 'D' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.