



## 219 Hole Lane

Bournville, Birmingham, B31 2DA

Offers In The Region Of £475,000



**EXTENDED THREE BEDROOM SEMI-DETACHED | BEAUTIFUL REAR GARDEN | DRIVEWAY & GARAGE | PRIME LOCATION** - A superbly presented and extended three-bedroom semi-detached home, ideally positioned in a highly sought-after location close to excellent schools, parks and transport links. Set back from the road behind a sweeping driveway and attractive frontage, this fantastic family home offers well-balanced accommodation throughout. The ground floor comprises a welcoming entrance hallway with storage, a modern fitted kitchen, a spacious living room and separate dining room. To the rear, the property has been thoughtfully extended to provide a useful utility area and ground floor shower room, along with a sun room overlooking the garden. There is also the added benefit of a side garage. Upstairs, there are two generous double bedrooms, a well-proportioned single bedroom, a re-fitted family bathroom and a separate WC. The rear garden is a standout feature — beautifully maintained and enjoying a variety of fruit trees along with a stunning Magnolia tree, creating a private and peaceful outdoor space ideal for families and entertaining. Early viewing is highly recommended. Contact the Bournville Sales Team to arrange your appointment.



#### Approach

This superbly presented, extended three-bedroom semi-detached property is approached via a mature fore garden, featuring a shared fore lawn with decorative flowerbeds and a block-paved driveway. There is a shared access point with the neighbouring property, leading to the side garage and, in turn, to a double-glazed entrance door opening into:

#### Entrance Porch

With double-glazed windows to the front aspect, LVT flooring, and a leaded light composite double-glazed front door opening into:

#### Entrance Hall

Featuring a double-glazed porthole window to the front aspect, stairs rising to the first-floor landing, a wall-mounted contemporary column radiator, two ceiling light points, and LVT flooring. There are in-built meter cupboards and double doors opening into an under-stairs pantry with original cold slab, a frosted double-glazed side window, ceiling light point, and excellent storage space. Open plan access leads into:

#### Dining Room

13'09" x 10'11" (4.19m x 3.33m)

With a double-glazed window to the front aspect, inset log-burning stove set on a raised hearth with exposed brick surround and floating oak mantel, contemporary column radiator, ceiling light point, cornicing, and continued LVT flooring.

#### Extended Rear Reception Room

16'08" x 10'07" (5.08m x 3.23m)

With double-glazed French doors and full-height side windows providing views and access to the rear garden, LVT flooring, ceiling light point, wall-mounted radiator, and two Velux roof lights.

#### Kitchen

7'03" x 9'10" (2.21m x 3.00m)

Fitted with a range of matching wall and base units, integrated Bosch oven, four-ring gas hob with stainless steel Neff extractor over, one-and-a-half bowl stainless steel sink with mixer tap, and space for an under-counter fridge freezer. With tiled splashbacks, LVT flooring, ceiling light point, double-glazed side window, and opening into:

#### Rear Utility

7'10" x 7'03" (2.39m x 2.21m)

With additional wall and base units, work surfaces, space for washing machine and tumble dryer, and an in-built boiler cupboard housing a Vaillant combination boiler. With radiator, recessed ceiling spotlights, double-glazed rear window, double-glazed door to the garden, LVT flooring, and oak internal door leading to:

#### Ground Floor Contemporary Shower Room

6' x 5'06" (1.83m x 1.68m)

Comprising a wash hand basin set in a vanity unit, push-button WC, and corner shower with mains-fed shower. With contemporary tiling, heated chrome towel rail, recessed spotlights, frosted double-glazed side window, and tiled flooring.

### Rear Garden

Accessed via the rear reception room and utility, this superb, mature garden features a landscaped patio area providing excellent seating and entertaining space. The main garden is laid to lawn with a variety of mature plants, shrubs, and fruit trees, including a beautiful Magnolia tree. A pathway leads to a further section with hardstanding for a shed, a vegetable patch, and additional planting, all enclosed by panel fencing. A door leads into:

### Sun Room

8'05" x 8'08" (2.57m x 2.64m)

A pleasant garden room with seating area and double-glazed windows overlooking the garden.

### Garage (not measured)

With metal up and over door to driveway, double glazed window to the side aspect and excellent storage space along with lighting and electric.

### First Floor Accommodation

Stairs rise from the hallway to the first-floor landing with a frosted double-glazed side window, ceiling light point, and loft access with pull-down ladder to a partially boarded storage space. Stripped pine internal doors with original-style furnishings lead to:

### Bedroom One

14'01" x 10'11" to recess (4.29m x 3.33m to recess)

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

### Bedroom Two

9'11" x 10'11" (3.02m x 3.33m)

With double glazed window giving lovely leafy views to the rear aspect, ceiling light point and central heating radiator.

### Bedroom Three

10'02" x 6'09" (3.10m x 2.06m)

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

### Bathroom

6'10" x 5'11" (2.08m x 1.80m)

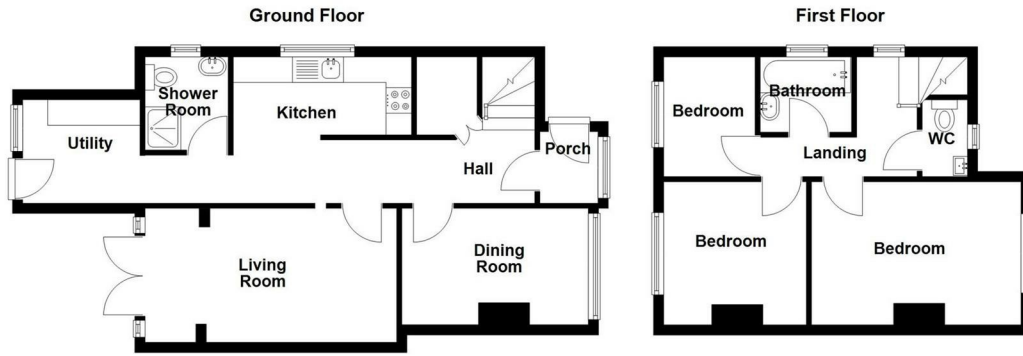
Recently refitted, comprising a panel bath with mixer tap and mains shower over, wash hand basin set in a contemporary vanity unit, recessed spotlights, ceramic heated towel rail, laminate flooring, frosted double-glazed side window, and decorative tiled walls.

### Separate WC

3'06" x 5'01" (1.07m x 1.55m)

Recently refitted with a hidden cistern WC, wash hand basin set in a vanity unit, feature floral tiling, recessed spotlights, heated chrome towel rail, laminate flooring, and frosted double-glazed front window.



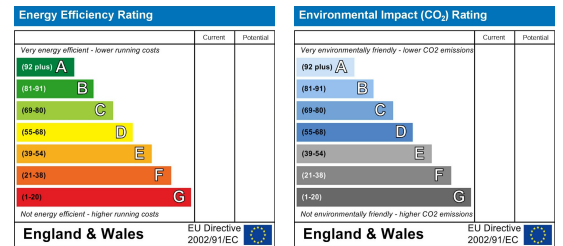


NOT to Scale  
for Illustrative Purposes Only.  
Plan produced using PlanUp.

## 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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