



## 333 Franklin Road

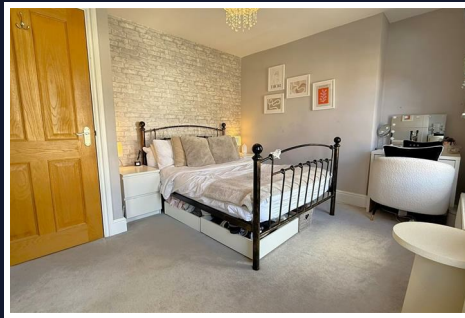
Bournville, Birmingham, B30 1NH

£530,000



**STUNNING FIVE BEDROOM PERIOD HOME WITH LOFT CONVERSION & SUMMER HOUSE!** This impressive and beautifully proportioned five-bedroom period home offers an exceptional blend of character, space, and versatility, complete with a dormer loft conversion and a wealth of original features throughout. Ideally positioned to take full advantage of everything the local area has to offer—including highly regarded local schools, a short stroll to the ever-popular Rowheath Park and Pavilions, excellent commuter links via nearby Bournville and Kings Norton train stations, and the vibrant amenities of Bournville, Cotteridge, and Stirchley. Set behind a driveway, the property boasts generous room sizes, high ceilings, and charming period detail. The accommodation briefly comprises: front driveway, entrance vestibule, welcoming hallway, two spacious reception rooms with feature fireplaces, along with a well-appointed kitchen, separate utility room, and a ground floor bathroom. Upstairs, the first floor offers three well-proportioned bedrooms and a separate WC. The standout loft conversion provides two additional bedrooms and a modern shower room, creating a flexible space ideal for growing families, guests, or home working. Externally, the property benefits from a fantastic rear garden with convenient side access, along with a superb summer house to the rear—perfect for conversion into a home office, studio, or gym.

**\*A rare opportunity to acquire a substantial and versatile family home in a highly sought-after location. Please contact our Bournville office to arrange your viewing today!\***



#### Approach

This superbly presented period extended five bedroom home is approached via a front driveway with low level boundary wall and with original style hardwood front entry door opening into;

#### Vestibule

With cupboard housing meters, tiled flooring and a further obscured glazed door with accompanying window above opening into:

#### Hallway

With continued tiled flooring, central heating radiator, decorative archway, coving, ceiling light point, stairs giving rise to the first floor landing and further doors opening into:

#### Living Room

11'7" max x 12'7" max (3.544 max x 3.842 max)

With a feature fireplace with wood burner on tiled hearth, double glazed bay window to the front aspect, cornice to ceiling, ceiling light point with decorative ceiling rose and central heating radiator.

#### Dining Room

11'6" max x 12'2" max (3.53 max x 3.71m max)

With double glazed window to the rear aspect, central heating radiator, feature brick fireplace, ceiling light point, laminate wood effect floor covering and glazed door opening into:

#### Kitchen

12'0" x 8'9" (3.659 x 2.674)

With a selection of matching wall and base units with wooden work surfaces incorporating ne and a half bowl sink and drainer with mixer tap, space facility for a Range cooker with extractor over, space facility for fridge freezer, integrated dishwasher, built-in microwave, double glazed window to the side aspect, tiling to splash back areas, ceiling light point, bi-folding wooden door opening into pantry area and further glazed bi-fold door opening into:

#### Utility

8'3" x 2'11" (2.522 x 0.902)

With loft access point, space facility for washing machine and tumble dryer, obscured double glazed door giving access to the rear garden, tiled flooring, ceiling light point and door opening into:

#### Ground Floor Shower Room

8'1" xx 8'5" (2.469 xx 2.571)

With double glazed window to the rear aspect, tiled flooring, ceiling light point, ceiling mounted extractor fan, central heating radiator, heated towel rail, low flush push button WC, wash and basin on pedestal with two taps over, tiling to splash backs and walk-in shower cubicle with rainfall effect shower and tiling to splash backs.

#### First Floor Accommodation

From hallway stairs gives rise to the first floor landing

with ceiling light point, central heating radiator, stairs giving rise to the top floor accommodation and doors opening into:

#### Bedroom One

13'8" min x 15'0" max x 10'5" max (4.190 min x 4.576 max x 3.188 max)

With two double glazed sash windows to the front aspect, ceiling light point and two central heating radiators.

#### Bedroom Two

10'9" max x 9'1" max (3.279 max x 2.791 max)

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

#### Bedroom Three

8'9" x 8'11" (2.686 x 2.721)

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

#### Seperate WC

5'7" max x 2'7" max (1.710 max x 0.789 max)

With push button WC, obscured double glazed window to the side aspect, ceiling spotlight points, ceiling mounted extractor and space saving sink in vanity unit with tiling to splash back areas,.

#### Top Floor Accommodation

From the landing stairs gives rise to the top floor with ceiling spotlight, skylight and doors opening into:

#### Shower Room

5'6" x 4'1" (1.680 x 1.268)

With a corner entry shower cubicle with electric shower over, tiling to splash backs, ceiling spotlights, ceiling mounted extractor fan, obscured double glazed window to the rear aspect, space saving sink with mixer tap over in vanity unit with tiling to splash backs, low flush pushy button WC, wall mounted heated towel rail, tiled flooring and ceiling light point.

#### Bedroom Four

10'7" max with restricted head height x 13'6" max (3.248 max with restricted head height x 4.140 max)

With Velux window, storage to eaves, ceiling light point and central heating radiator.

#### Bedroom Five

9'2" max x 8'10" max (2.811 max x 2.711 max)

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

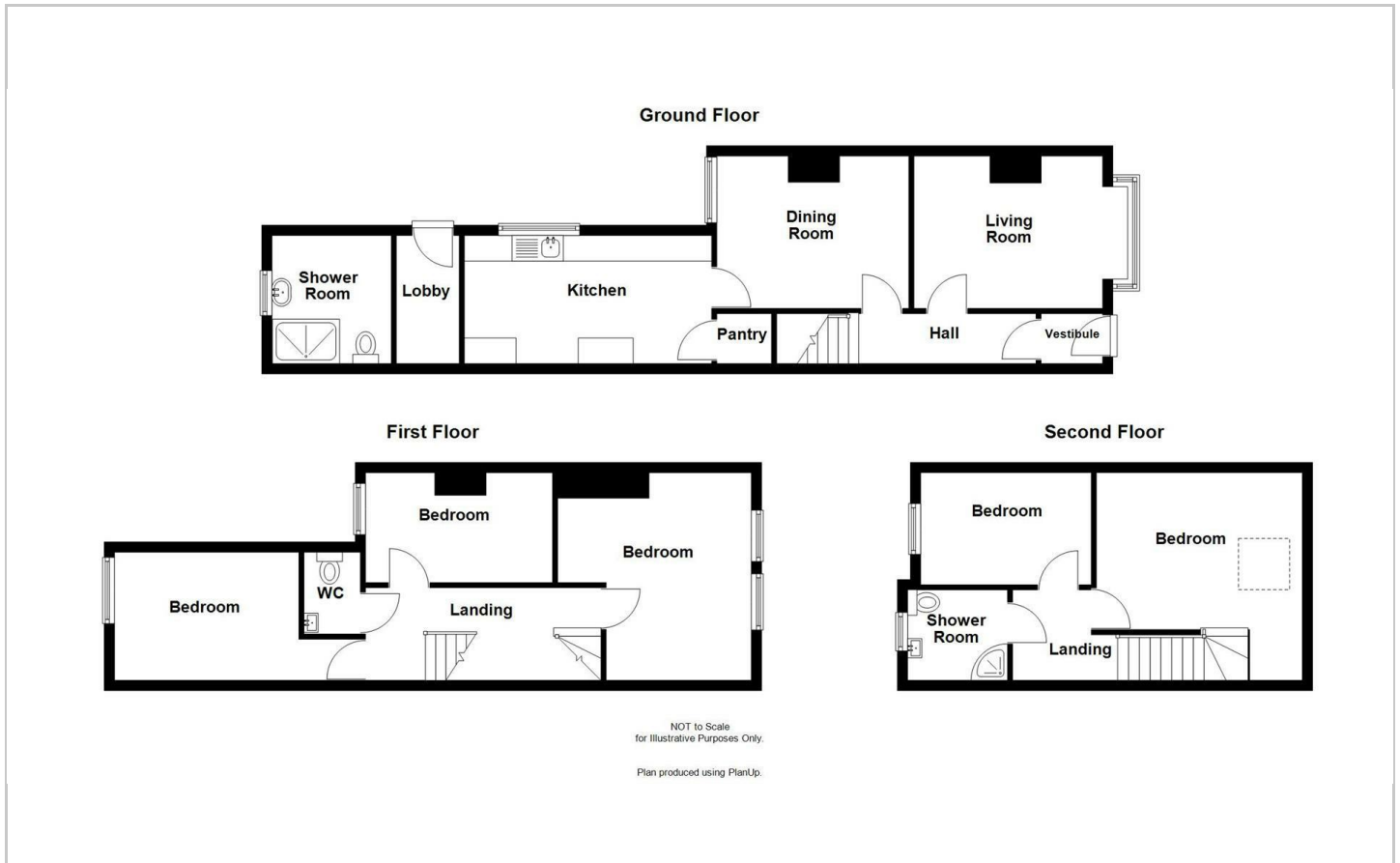
#### Rear Garden

Being accessed from the utility or the side access point leads to a paved patio area leading to a gravelled area suitable for outside entertaining and pathway leading to the rear of the garden with mature lawned areas with decorative plants and shrubs to borders, shared access gate, garden shed and a gate leading to a rear gravelled area with log store and leads to a rear summerhouse.





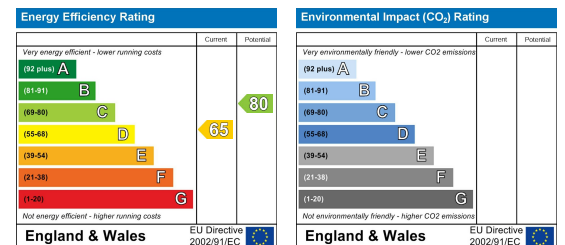
## Floor Plan



## 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.

## 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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