



## 49 Victoria Road

Stirchley, Birmingham, B30 2LS

Offers In The Region Of £335,000



## \*RARE FOUR BEDROOM THREE STOREY HOME IN THE HEART OF STIRCHLEY – WALKING DISTANCE TO BOURNVILLE STATION\*

Rarely do homes offering four bedrooms in such a prime Stirchley location come to market, making this modern and beautifully proportioned three storey semi-detached home an exciting opportunity for buyers seeking generous and versatile accommodation, along with a real surprise in the garden.

Perfectly positioned just a short stroll from Stirchley's vibrant high street, the property enjoys immediate access to a fantastic selection of independent cafés, bars and restaurants, which have made Stirchley one of South Birmingham's most sought-after locations. The property also benefits from excellent commuter links, with Bournville Train Station within walking distance, providing convenient access into Birmingham City Centre, while nearby Bournville and Cotteridge offer further amenities and well-regarded local schools.



### Approach

This well-presented modern four-bedroom semi-detached property is approached via a picket fence to the boundary with low-maintenance fore garden and sloping pathway providing disabled access to a UPVC composite front entrance door beneath a canopy porch with over-door lighting, opening into:

### Entrance Hall

With central heating radiator, ceiling light point, stairs rising to the first floor accommodation and interior door opening into:

### Living Room

13'8" x 9'3" (4.18 x 2.84)

With double glazed bay window to the front aspect, central heating radiator, wall mounted electric fuse box, ceiling light point and door opening into a useful under-stairs storage cupboard providing plentiful storage space.

### Dining Room

12'7" x 12'7" (3.84 x 3.85)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and open walkway into:

### Kitchen

14'9" x 7'2" (to recess) (4.52 x 2.19 (to recess))

With a contemporary selection of cream fronted shaker style wall and base units, space for fridge

freezer and dishwasher, integrated oven with four ring gas hob and stainless steel extractor, one-and-a-half bowl stainless steel sink and drainer, double glazed window to the side aspect, wood-effect work surfaces, tiling to splashbacks, tiled flooring, central heating radiator and double glazed door providing access to the side return and garden. Door opening into:

### Guest WC / Utility

6'0" x 5'0" (1.83 x 1.53)

With space and plumbing for washing machine and tumble dryer, push-button low flush WC, circular sink set into work surface with mixer tap, double glazed window to the rear aspect, central heating radiator, tiled flooring and ceiling light point.

### First Floor Landing

From the hallway a turning staircase rises to the first floor landing with ceiling light point, central heating radiator and staircase continuing to the second floor. Doors open into:

### Bedroom One

11'10" x 12'6" (3.63 x 3.82)

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

### Bedroom Two

9'7" x 9'5" (2.94 x 2.88)

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

### Bathroom

6'2" x 13'3" (to door recess) (1.89 x 4.06 (to door recess))

With a four-piece suite comprising panel bath with mixer taps, pedestal wash hand basin, push-button low flush WC and walk-in shower with mains-powered shower, tiling to splashback areas, tiled flooring, frosted double glazed window to the rear aspect, heated towel rail, ceiling light point and solar light tube

### Top Floor Accommodation

From first floor landing a further turning staircase giving access to the top floor split level landing with frosted double glazed window to the side aspect, ceiling light point and stairs gives rise to interior doors opening into:

### Bedroom Three

12'4" (max) x 10'5" (3.76 (max) x 3.19)

With double glazed dormer window to the rear aspect, ceiling light point, central heating radiator and door opening into:

### En-Suite Shower Room

9'6" (max) x 5'9" (max) (2.92 (max) x 1.76 (max))

With circular sink with hot and cold mixer tap set in vanity unit, with under sink storage, tiling to splash backs, wall mounted shelving, tiled floor covering,

push button low flush WC, walk-in shower with power shower and solar light tube,

### Bedroom Four

12'1" (max) x 12'4" (both with restricted head height) (3.7 (max) x 3.76 (both with restricted head height))

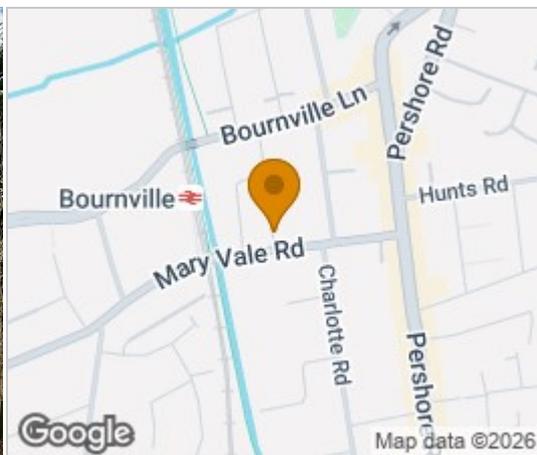
With double glazed Velux roof light to front, strip ceiling light point, wall mounted Ideal combination boiler and central heating radiator.

### Rear Garden

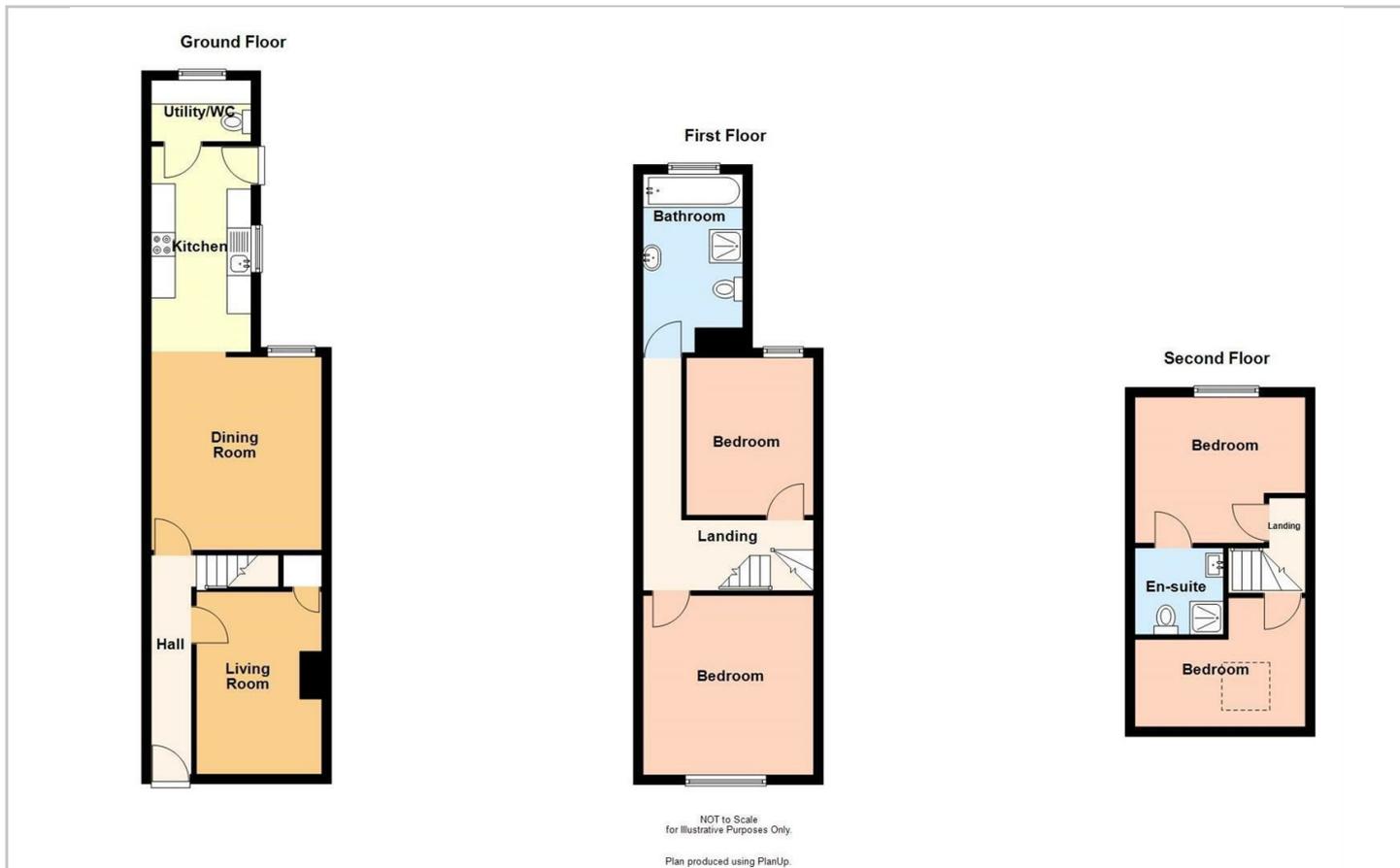
home office 11'1" x 9'10" approx (home office 3.38 x 3 approx)

The property benefits from a zoned rear garden, initially featuring a block paved patio area with panel fencing to the boundaries and rear access gate leading to a shared pathway providing access to the front of the property. The garden is mainly laid to mature lawn with block paved pathways and a further raised seating area, creating an ideal space for outdoor dining and entertaining. A particularly attractive feature is the detached home office, providing a versatile space ideal for home working, hobbies or studio use. With a UPVC door opens into the home office with recessed spots, fully insulated, laminate wood floor covering, double glazed window overlooking the garden and providing a fantastic home environment/man cave.





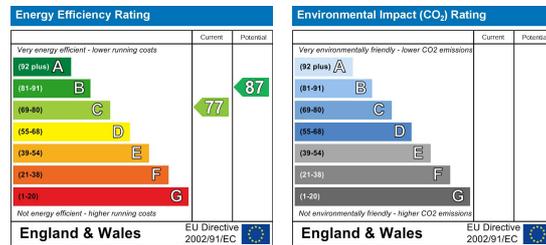
## Floor Plan



## 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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