Rice Chamberlains
ESTATE AGENTS LLP



9 Rose Cottages Pershore Road

Stirchley, Birmingham, B30 2JL

Offers Over £220,000

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A WONDERFUL THREE-BEDROOM CHARACTER COTTAGE IN THE HEART OF STIRCHLEY! Tucked away along a secluded private driveway, this charming three-bedroom cottage combines character features with excellent modern additions. Ideally positioned just a short stroll from Stirchley's vibrant High Street, with its fantastic independent shops, cafés and restaurants, the property also offers easy access to local parks, schools and Bournville Train Station. A delightful and individual home in a wonderfully tucked-away setting.







Approach

The property is approached via a walkway and wooden gate opening into a low-maintenance fore garden with decorative stone and inset flowerbeds. A canopy porch with composite double-glazed entrance door and window above opens into:

Front Reception Room

13' to bay x11'09" to recess (3.96m to bay x3.58m to recess)

A charming front reception room with double-glazed bay window incorporating a window seat, bespoke shelving to alcoves, picture rail, built-in meter cupboard, hardwood flooring, ceiling light point and central heating radiator. A glazed internal door opens into:

Rear Reception Room

Featuring an understairs storage area with recessed spotlight, currently housing the fridge freezer, central heating radiator and walkway leading into:

Open Plan Dining and Kitchen

17'07" max x 12'01" min x 11'07" max x 5'11" min (5.36m max x 3.68m min x 3.53m max x 1.80m min)

A superb open-plan space with exposed brick feature recess to the chimney breast, double-glazed French doors opening onto the rear garden and an island unit with breakfast bar. The kitchen comprises a range of matching wall and base units with work surfaces, glazed display unit, Butler sink with mixer tap, space for a gas cooker with extractor over, space for washing machine and a cupboard housing the Vaillant combination boiler. Further features include tiled splashbacks, laminate wood-effect flooring, double-glazed side window and recessed ceiling spotlights. An internal door opens into:

Bathroom

9'02" x 7'01" (2.79m x 2.16m)

A superb four-piece bathroom comprising a corner shower enclosure with mains-powered rainfall shower, freestanding claw-foot bath with

mixer tap and shower attachment, WC and wash hand basin with vanity storage. Finished with contemporary tiling, hardwood flooring, frosted double-glazed side window and chrome heated towel rail.

Rear Garden

French doors open onto a blue slate-chipped side return leading to a shared blue engineering brick pathway. There is an outside seating area, wooden side access gate and brick-built boundaries.

First Floor Accommodation

Stairs from the rear reception room rise to the first-floor landing, with ceiling light point, recessed spotlight and doors leading to:

Bedroom One

11'08" x 12' (3.56m x 3.66m)

A generous main bedroom with double-glazed front window, picture rail, cornicing, central heating radiator and two glazed doors opening to an over-stairs storage cupboard.

Bedroom Two

8'11" x 5'09" (2.72m x 1.75m)

With double-glazed rear window, recessed ceiling spotlights and central heating radiator.

Bedroom Three

12'07" to window recess x 5'07" to recess (3.84m to window recess x 1.70m to recess)

With double-glazed rear window, central heating radiator and recessed spotlight. Currently utilised as a home office.

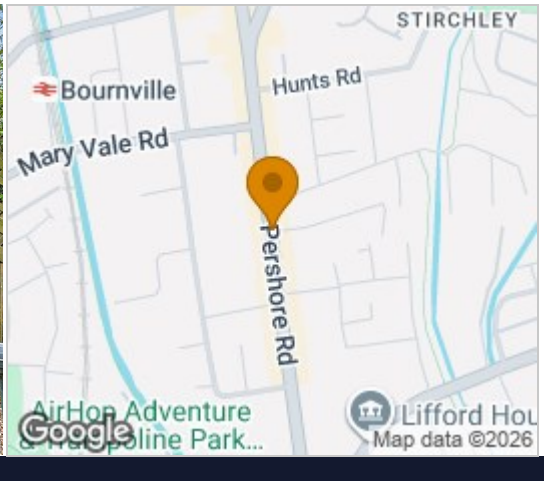






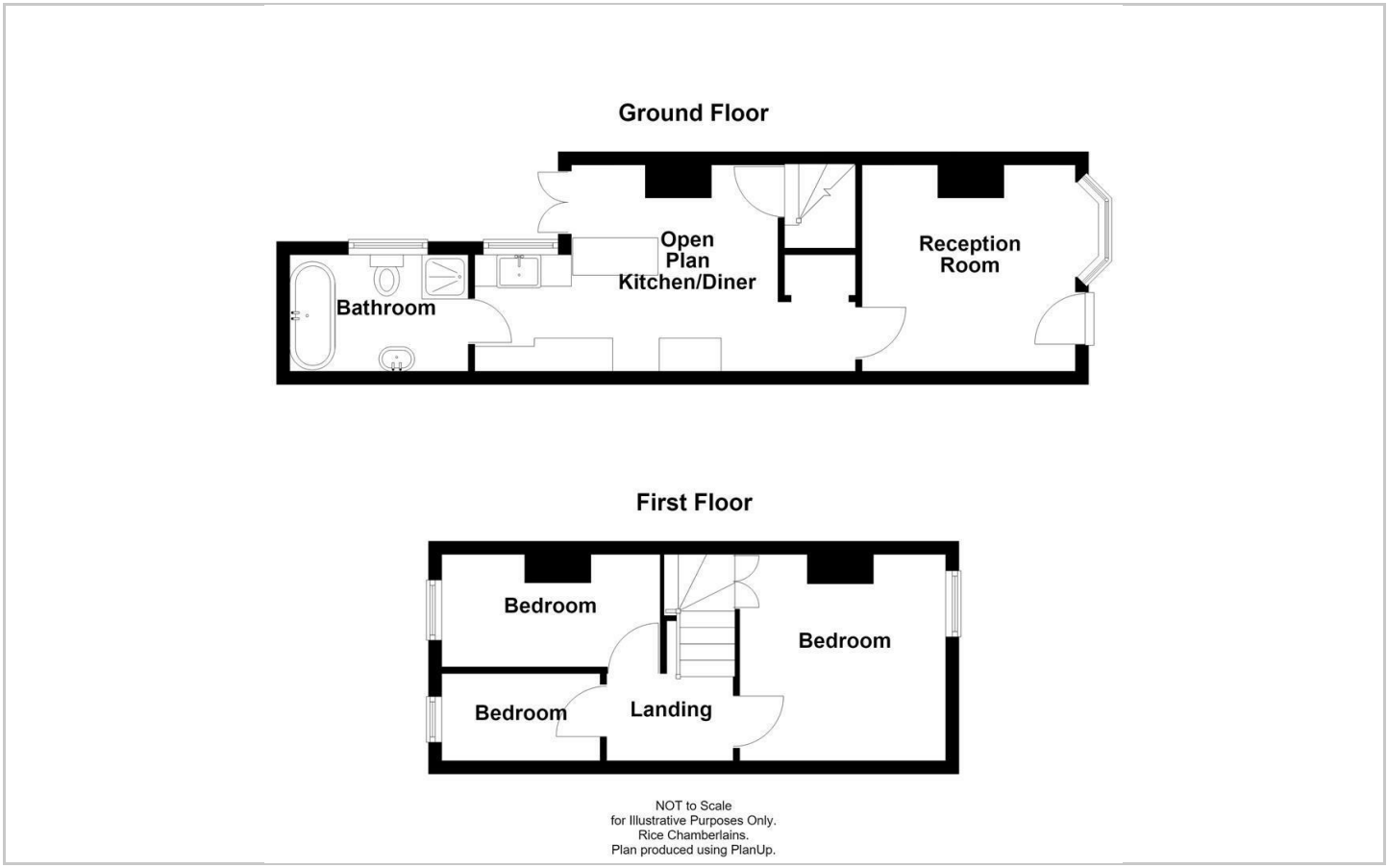








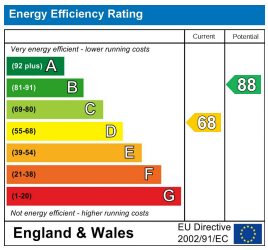
Floor Plan

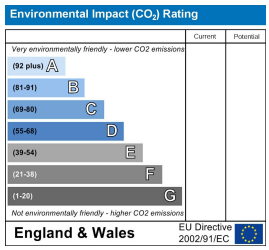


Viewing

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

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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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