



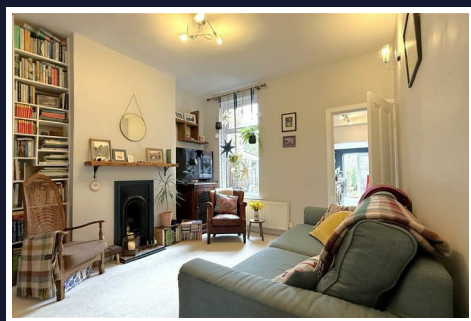
15 Victoria Road

Stirchley, Birmingham, B30 2LS

Offers Over £280,000



PICTURE-PERFECT, EXTENDED CHARACTER TERRACE IN THE HEART OF STIRCHLEY Perfectly positioned in the heart of Stirchley, yet tucked away enough to enjoy a beautifully mature rear garden, 15 Victoria Road really does offer the best of both worlds. This lovely extended home places you right on the doorstep of Stirchley's renowned independent cafés, bars and shops, along with well-regarded local schools, excellent transport links and an abundance of green spaces. A gentle stroll will even take you into the ever-popular Bournville village. Inside, the property blends character and charm with modern living, featuring a superb kitchen-dining extension, two generous double bedrooms and a stylishly re-fitted first-floor bathroom. A fantastic opportunity to secure a home in one of South Birmingham's most sought-after locations. To arrange your viewing, please contact our Bournville sales team.



Approach

This beautifully presented and extended period two-bedroom mid-terrace property is approached via low-level period-style brick walls and a mature fore garden with a varied selection of plants, trees and shrubs. A blue engineering brick pathway and step lead to a feature composite front door with frosted glazing and a double-glazed window above, opening into:

Front Reception Room

11'03" to recess x 13'08" to bay (3.43m to recess x 4.17m to bay)

Featuring an exposed brick archway to the chimney breast, built-in cupboards housing the gas and electric meters, and a double-glazed bay window to the front aspect. Further benefits include a central heating radiator, exposed wooden flooring, ceiling light point, built-in shelving to the alcoves, and a door with step leading into:

Rear Reception Room

15'06" x 11'03" (4.72m x 3.43m)

With an open-plan under-stairs storage area and painted staircase rising to the first floor. A double-glazed window overlooks the rear aspect, and the room also features two wall light points, ceiling light point, inset cast iron fireplace set on a raised tiled hearth with floating wooden beam above, and a central heating radiator. A door and step lead into:

Superb Extended Kitchen/Dining Room

24'10" x 6'05" max x 6' min (7.57m x 1.96m max x 1.83m min)

Fitted with a range of navy wall and base units with wood-effect work surfaces incorporating an integrated Zanussi oven and four-ring Zanussi gas hob with stainless steel extractor above and Perspex splashback. There is a one-and-a-half bowl stainless steel sink and drainer with mixer tap, and space for a fridge freezer and washing machine. Three double-glazed windows to the side aspect provide natural light, along with recessed ceiling spotlights and additional ceiling light points. Further features include tiled flooring, central heating radiators, and double-glazed French doors giving views and access to the landscaped rear garden.

Rear Garden

A beautifully landscaped and mature rear garden with initial blue engineering brick steps leading onto a patio and side return. There is shared rear access, a lawned main garden area, and well-stocked decorative flowerbeds to all borders with various shrubs, hedgerows and trees. A pathway meanders to a rear patio seating area with an attractive arched covered section. Wooden doors open into a brick-built storage shed/garage with electrics.

First Floor Landing

An exposed wooden staircase with balustrading and feature LED lighting rises from the rear reception room to the first-floor landing. With a combination of exposed wooden flooring and carpeted areas, two ceiling light points, and loft access via pull-down ladder providing excellent boarded storage. A door and step open into:

Bedroom One

11'01" to recess x 11'03" (3.38m to recess x 3.43m)

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

Bedroom Two

8'04" to recess x 12'05" (2.54m to recess x 3.78m)

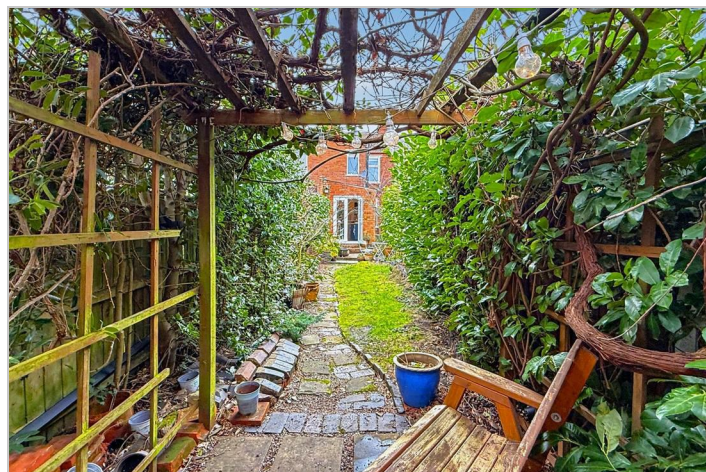
With double-glazed window to the rear aspect, central heating radiator, and door opening into

over-stairs storage. Additional features include decorative recess to chimney breast with wooden beam, shelving to alcoves, ceiling light point, and internal feature glazing to the landing.

Bathroom

11'04" x 5'11" (3.45m x 1.80m)

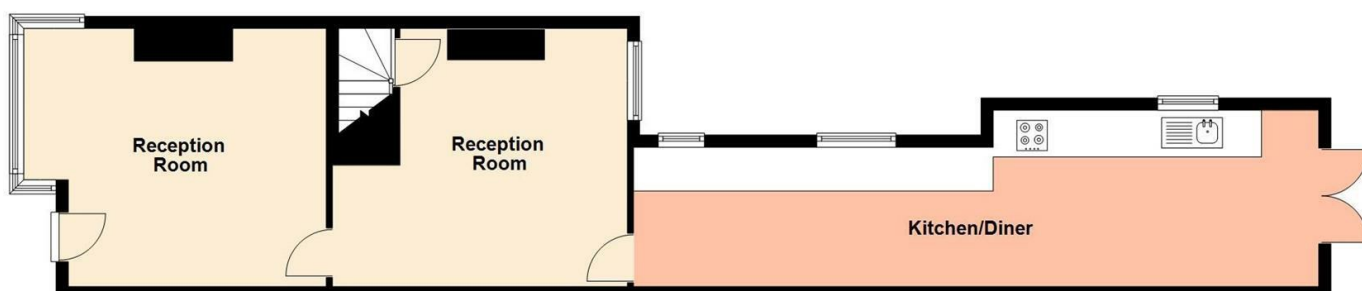
Fitted with a P-shaped panel bath with mixer tap and Triton electric shower over, push-button WC, and pedestal wash hand basin with mixer tap. There is a bespoke built-in storage cupboard and separate boiler cupboard housing a Worcester Bosch combination boiler. Further benefits include a double-glazed frosted window to the rear aspect, tiled splashbacks, exposed wooden flooring, feature LED lighting, Victorian-style radiator with towel rail, and two ceiling light points.



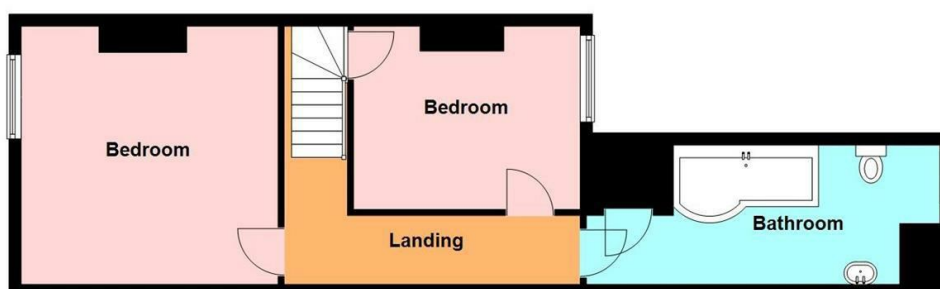


Floor Plan

Ground Floor



First Floor



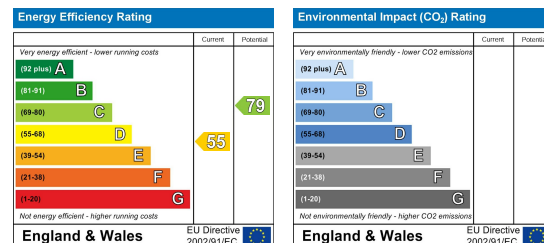
NOT to Scale
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Plan produced using PlanUp.

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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