Rice Chamberlains
ESTATE AGENTS LLP



22 Cotteridge Road

Cotteridge, Birmingham, B30 3AZ

Offers Over £235,000

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****CHARMING TWO-BEDROOM VICTORIAN TERRACE | TWO RECEPTION ROOMS | FIRST-FLOOR FOUR-PIECE BATHROOM | EXTENDED KITCHEN | MATURE GARDEN | NO CHAIN** A lovely characterful Victorian terrace offering well-proportioned accommodation in a popular and convenient location. The property features two separate reception rooms, both with attractive decorative fireplaces, with a bay window to the front, alongside an extended kitchen. Upstairs are two good-sized bedrooms and a generous four-piece bathroom, while outside is a delightful mature rear garden. Ideally placed for Stirchley, Bournville and Kings Norton, with excellent local amenities and rail links nearby. **Offered with no upward chain.****







Approach

This attractive and extended two-bedroom mid-terraced home is approached via a low-level brick boundary wall and low-maintenance fore garden with established plants, flowers and shrubs. A wrought-iron gate and blue engineering brick pathway lead to a UPVC double-glazed entrance door with frosted glazing and double-glazed window above, opening into:

Front Reception Room

12'4" into bay x11'10" (3.78m into bay x3.61m)

A characterful front reception room with a double-glazed bay window to the front aspect, decorative cast-iron fireplace with tiled hearth, wooden surround and mantelpiece, laminate wood-effect flooring, built-in meter cupboards, ceiling light point, central heating radiator and glazed internal door opening into:

Rear Reception Room

12' x 11'11" (3.66m x 3.63m)

With a double-glazed window overlooking the rear garden, decorative cast-iron fireplace, continued laminate wood-effect flooring, useful understairs storage area, ceiling light point and central heating radiator. Door to the staircase rising to the first floor and a further door with step opening into:

Enlarged Kitchen

16'09" x 6'02" (5.11m x 1.88m)

An extended kitchen fitted with a range of matching white gloss-fronted wall and base units, stainless-steel sink and drainer with mixer tap, space for an electric cooker with extractor above, space and plumbing for a washing machine and space for a fridge/freezer. With tiled splashbacks, tiled flooring, two ceiling light points, central heating radiator, two double-glazed windows to the side aspect and a UPVC double-glazed door opening onto the side return and rear garden.

First Floor Accommodation

From the rear reception room, stairs rise to the first-floor landing with two ceiling light points and internal doors opening into:

Bedroom One

11'11" x 10'11" (3.63m x 3.33m)

A good-sized double bedroom with double-glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

12'04" x 8'11" (3.76m x 2.72m)

With double-glazed window overlooking the rear garden, ceiling light point, central heating radiator and useful over-stairs storage cupboard.

Bathroom

8'08" x 6'02" (2.64m x 1.88m)

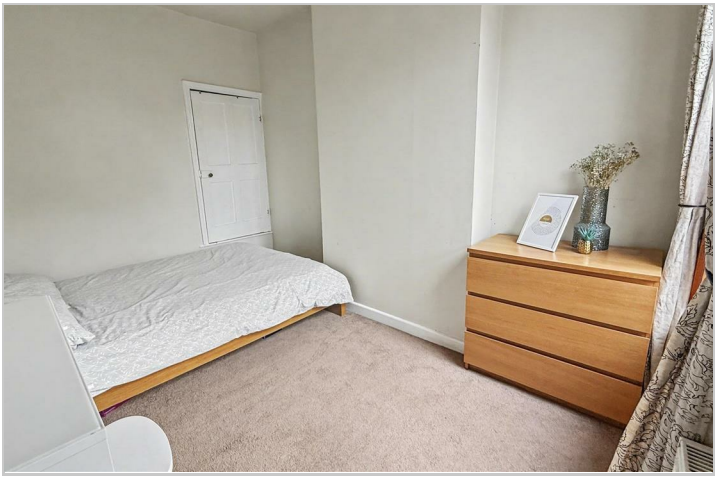
From the landing, a door and steps lead down into the bathroom, fitted with a four-piece suite comprising panelled bath with mixer tap and shower attachment, separate corner shower enclosure with mains-powered shower, pedestal wash hand basin with mixer tap and low-level push-button WC. With wood-effect flooring, tiled splashbacks, heated towel radiator, wall-mounted extractor fan, ceiling light point and frosted double-glazed window to the rear aspect.

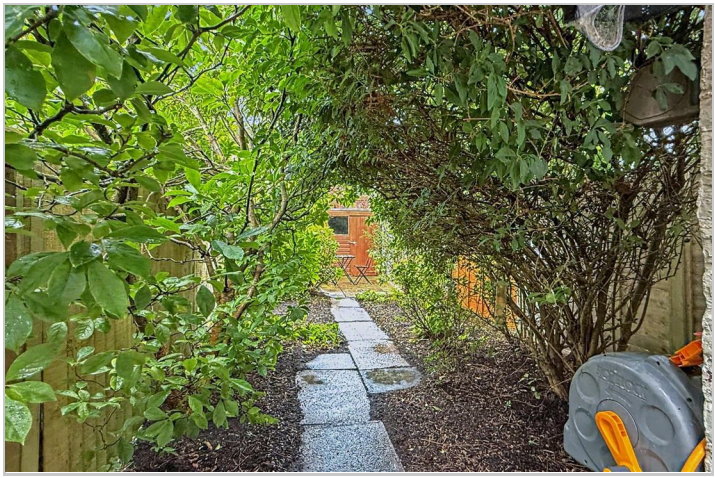
Rear Garden

A blue engineering brick side return leads to a lovely, secluded and mature rear garden, well stocked with an attractive variety of established trees, plants and shrubs. A pathway leads through the garden to a rear patio area, providing an ideal space for outdoor seating and entertaining, with further decorative planted borders and a pitched-roof garden shed. A wooden side access gate provides shared access to neighbouring properties.















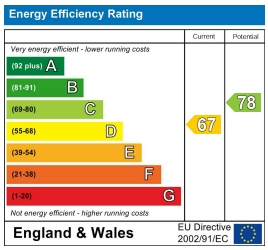
Floor Plan

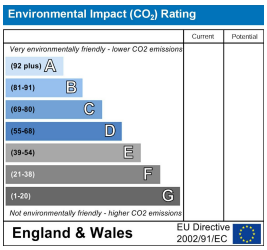


Viewing

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.

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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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