



£375,000

27 Middle Park Road, Bournville, Birmingham, West Midlands, B29 4BE



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A Period Gem with Huge Potential – 27 Middle Park Road, Bournville - Tucked behind a mature front garden and driveway, this characterful double-fronted period home in the heart of Bournville presents a rare opportunity for renovation and transformation. Requiring comprehensive updating and modernisation throughout, this property offers a fantastic blank canvas for those looking to create their ideal home in a sought-after location. Set on a generous plot, the home lends itself perfectly to extending, re-modelling, or re-imagining, subject to the usual consents. It's offered with no onward chain, making it an attractive proposition for buyers ready to take on a project. The location couldn't be better—ideally positioned for outstanding local schools, including the ever-popular University School, with excellent transport links to the QE Hospital, University of Birmingham, and easy access to the amenities of Bournville, Selly Oak, Northfield, and Harborne. Inside, the layout includes a spacious entrance hallway, dual-aspect living room and sun room, dining room, kitchen, utility, guest WC, and a sizable side garage. The mature rear garden is a standout feature, providing an idyllic space to enjoy or develop further. Upstairs offers two generous double bedrooms, a comfortable single bedroom, bathroom and wc. With its combination of period charm, large plot, and prime location, this property is brimming with potential. An exciting opportunity for anyone looking to invest in and restore a classic Bournville home. Contact our Bournville Sales Team today to arrange your viewing and start planning the transformation!

## Approach

This sizable three bed semi is approached via a sloping front driveway with a mature front fore garden with Magnolia tree and hedgerows to borders, driveway leads to wooden double opening doors into garage and a single glazed wooden door opens into:

## Entrance Porch

With red quarry tiled floor covering, single glazed windows to front and side respectively, two wall mounted light points and an original hardwood glazed front entry door opening into:

## Entrance Hallway

Having stairs with balustrades gives rise to the first floor landing, electric storage heater and interior door opens into:

## Reception Room One

10'09" x 11'11" (3.28m x 3.63m )  
With single glazed window to the front aspect, electric storage heater, ceiling light point and cornice to ceiling.

## Dual Aspect Living Room

11'05" x 18'9" (3.48m x 5.72m)  
With single glazed window to the front aspect, single glazed French door with accompanying single glazed windows giving access into the rear sun room, ceiling light point, cornice to ceiling and floor mounted storage heater.

## Rear Sun Room

9'08" x 8' (2.95m x 2.44m )  
With red quarry tiled floor covering, double glazed windows to the side and rear including double glazed exterior door giving access to the rear garden.

## Kitchen

9'10" x 7'10" (3.00m x 2.39m)  
With a selection of base units with worksurfaces, electric hob, oven, stainless steel sink with hot and cold taps, single glazed window to the rear aspect, red quarry tiled floor covering, fully tiled to walls, ceiling light point and door opening into under stairs storage cupboard.

## Inner Lobby

With continued red quarry tiled floor covering and door opening into:

## Downstairs WC

4'02" x 3'03" (1.27m x 0.99m)  
With low flush WC, wall hung wash hand basin with hot and cold taps, ceiling light point, red quarry tiled floor covering and glazed interior door gives access into:

## Garage

7' x 26'02" (2.13m x 7.98m)  
With a coal shed and step leads down into the main garage with doors to the front, strip ceiling light point and glazed interior door opens into rear garage area.

## Rear Garage Area

With single glazed window to the rear aspect and UPVC double glazed door gives access to the rear garden.

## First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, electric storage heater, original single glazed window to the rear aspect, decorative picture rail, door opening into airing cupboard, ceiling light point and internal doors opening into:

## Bedroom One

14'02" x 11'01" (4.32m x 3.35m0.30m )  
With original single glazed window to the front aspect, picture rail, inset cast iron decorative fireplace, ceiling light point, door opening into over stairs storage cupboard.

## Bathroom

5'119" xc 5'03" (1.52m xc 1.60m)  
With disable access walk-in bath/shower, wash hand basin on vanity unit with hot and cold taps, single glazed frosted window to the rear aspect, ceiling light point, tiling to splash backs, further in-built airing cupboard and heated towel rail.

## Separate WC

2'07" x 5'11" (0.79m x 1.80m)  
With single glazed window to the rear aspect, ceiling light point and low flush WC.

## Bedroom Two

12' x 11' (3.66m x 3.35m)  
With single glazed window to the front aspect, ceiling light point, inset decorative cast iron fireplace, picture rail and door opening into storage cupboard.

## Bedroom Three

8'08" x 7'11" (2.64m x 2.41m )  
With single glazed window to the rear aspect, ceiling light point and cornice to ceiling,

## Rear Garden

A superb rear garden being accessed from the rear garage or the sun room leads out to an initial patio area then leads on to the main garden area housing a vast selection of plants, shrubs and trees to all boundaries and walkway to rear garden area and an archway with climbing plants leads to the rear hidden garden with a paved patio with garden shed/summerhouse and a varied selection of mature trees, plants and shrubs.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

