



316 Franklin Road

Bournville, Birmingham, B30 1NE

Offers Over £440,000



WELL-LOCATED FOUR BEDROOM PERIOD HOME WITH GENEROUS GARDEN! This charming and spacious four-bedroom period terrace is full of character and original features, offering a large rear garden and extended living space with further potential to improve. Perfectly situated near Bournville and Kings Norton train stations, the home is ideally placed for outstanding local schools, including Kings Norton Girls' and King Edward VI Boys', and offers excellent access to Birmingham City Centre, University of Birmingham, QE, and Royal Orthopedic Hospitals. The accommodation includes: a mature fore garden, vestibule and hallway with stunning Minton tiled flooring, front reception room with bay window and fireplace, rear reception, a light-filled extended kitchen, utility/guest WC, and a garden room/snug. Upstairs are four bedrooms, a contemporary shower room, and a usable loft room offering scope for further conversion (STPP). Close to Rowheath Pavilion, Cotteridge Park, and a host of local amenities, this is a fantastic family home in a prime location. Call our Bournville team today to arrange your viewing!



Approach

This beautifully presented four bedroom terrace is approached via a low level brick boundary wall and walkway to front garden with a selection of mature trees, plants, shrubs and hedgerows with a meandering pathway leading to a double glazed front entry door opening into:

Entrance Vestibule

With original Minton tiled floor covering, dado rail, picture rail, ceiling light point, wall mounted electric fuse box and glazed leaded light interior door opening into:

Main Hall

With continued original refurbished Minton tiled flooring, central heating radiator, stairs giving rise to the first floor landing, original arch with plaster corbels, picture rail, dado rail, two ceiling light points and glazed internal French doors opens into:

Dining Room

14' to bay x 10'05" (4.27m to bay x 3.18m)

With double glazed bay window to the front aspect, three wall mounted light points, ceiling light point with ceiling rose, picture rail, cornice to ceiling, central heating radiator and inset electric fire with wooden mantle piece and surround.

Sitting Room

13'0" x 10'06" (3.96m x 3.20m)

From hallway further internal French doors opens into sitting room with ceiling light point with ceiling rose, three wall mounted light points, cornice to ceiling, picture rail, dado rail, inset electric log burner on raised hearth with painted slate mantle piece and surround, double glazed French doors with accompanying double glazed window above giving access and views to the rear garden, hardwood oak floor covering, central heating radiator and double opening doors opens into storage cupboard providing plentiful storage space.

Enlarged Breakfast Kitchen

17'10" x 8'3" (5.44m x 2.51m)

With a modern selection of white gloss fronted wall and base units, integrated Smeg four ring burner gas hob with contemporary glass splash back, integrated double Belling oven, spaced facility for an American style fridge freezer, cornice to ceiling, two double glazed windows to the side aspect, two wall mounted light points, two ceiling light points, ceramic sink and drainer with hot and cold mixer tap, integrated dishwasher and open arch walkway and step leads into:

Outer Lobby

With bi-folding doors opening into storage area with ceiling light point, double glazed exterior door giving access to the side return and rear garden, central heating radiator, two wall mounted up-lighters, double glazed window to the side aspect and further bi-folding door opening into:

Utility /WC

4'08" x 6'01" (1.42m x 1.85m)

With hidden cistern WC, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, space facility for washing machine, fully tiled to all walls, ceiling lantern light and ceiling light point, wall mounted storage cupboard and heated chrome towel rail,

Rear Extended Snug

8'04" x 11'09" (2.54m x 3.58m)

With double glazed sliding patio doors to the rear aspect, double glazed window to the side aspect, laminate wood effect flooring, four wall mounted up-lighters and central heating radiator.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with picture rail, dado rail, cornice to ceiling, three drop-down ceiling light points, further stairs giving rise to the loft room and internal doors opening into:

Bedroom One

12'08" x 10'06" (3.86m x 3.20m)

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

Bedroom Two

12' x 9'04" (3.66m x 2.84m)

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

Bedroom Three

12'01" max x 8'01" max (3.68m max x 2.46m max)

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

Bedroom Four/Office/Dressing Room

12'01" x 5'11" max (3.68m x 1.80m max)

Currently utilised as a dressing room and could make useful for an office or a single bedroom with ceiling light point, cornice to ceiling, picture rail, central heating radiator, double glazed window to the front aspect and laminate floor covering.

Shower Room

4'11" x 6'01" (1.50m x 1.85m)

A contemporary re-fitted shower room with double walk-in shower with mains powered shower over, push button low flush WC, wash hand basin on wall hung vanity unit with hot and cold mixer tap, frosted double glazed window to the side aspect, fully tiled to walls and floor, ceiling light point, wall mounted extractor fan and heated chrome towel rail.

Top Floor Landing

From the first floor landing stairs gives rise to the loft room with ceiling point, cornice to ceiling and door opening into:

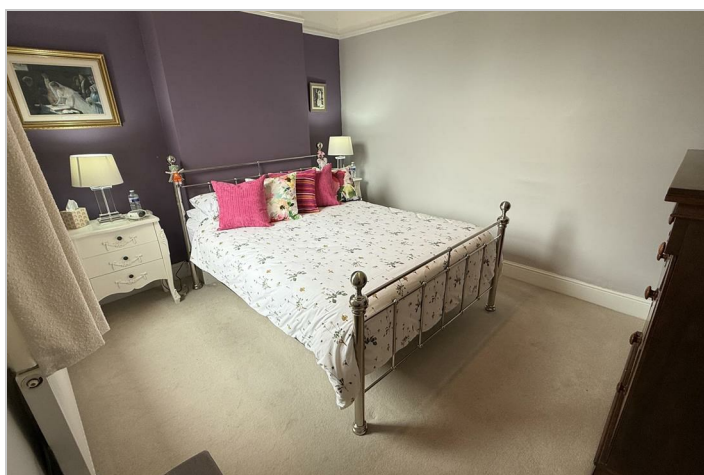
Loft

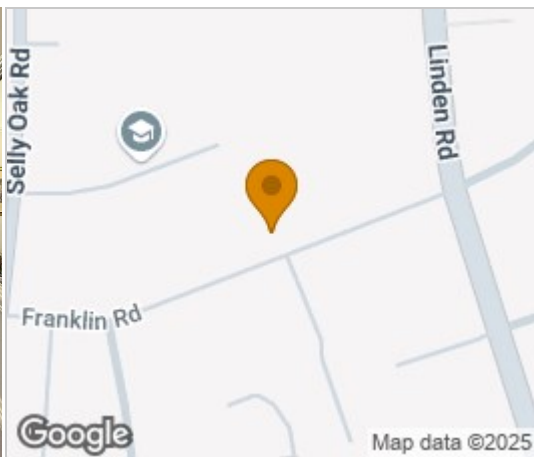
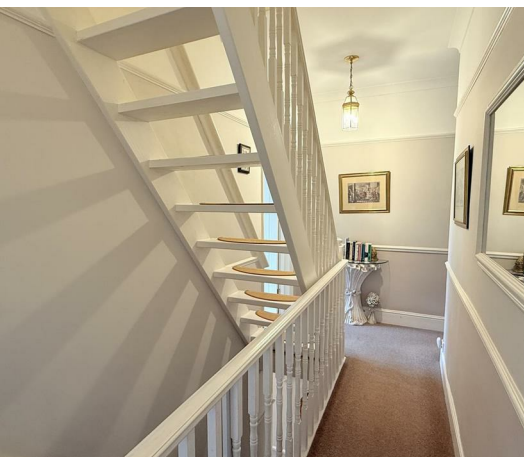
15'07" x 15'07" (4.75m x 4.75m)

With wall mounted Worcester Bosch combination boiler, two strip ceiling light points, in-built storage to eaves space wrapping around the staircase and central heating radiator with potential for further conversion subject to all the usual consents.

Rear Garden

With side return with wooden access gate giving shared access to the front of the property, then leading onto initial patio area with plentiful outside seating and entertaining area, then in-turn leading onto the main garden area being laid mainly with mature lawn with varied raised decorative flowerbeds, further rear lawned area leading to two rear storage sheds and finished with hedgerows to all boundaries.





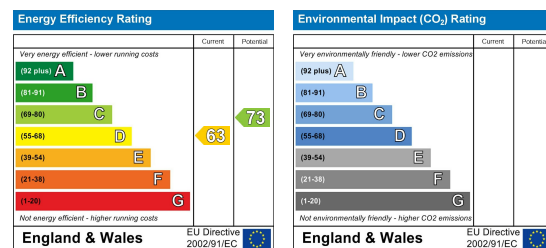
Floor Plan



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



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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.