



## 69 Lewis Road

Stirchley, Birmingham, B30 2SU

Offers In The Region Of £300,000



**\*IMMACULATE, CHARACTER, ENLARGED SEMI-DETACHED HOME WITH INCREDIBLE HOME GARDEN STUDIO!\*** Located in this much sought after, tree lined road on the Stirchley / Kings Heath border is this lovely traditional, extended three bedroom semi-detached home which offers great space, style and light throughout and has the bonus of having a wonderful home music studio / garden office! Offering great access to all of the nearby places of interest including Stirchley's vibrant high street, excellent transport links via the nearby train stations at Bournville and Selly Oak with their excellent commuter links to the nearby QE Hospital, Birmingham University and the City Centre. Kings Heath and Moseley's amenities are also close at hand. You couldn't be better placed! The accommodation on offer offers a lovely blend of character features and modern updates and briefly comprises; pretty fore garden with drive and off road parking, entrance hallway, two reception rooms, enlarged modern kitchen, side lean-to / utility and a landscaped rear garden with a stunning home office / music studio with WC. To the first floor there are two good double bedrooms, further single bedroom, separate wc and a modern bathroom. To book your viewing of this lovely home please call our Bournville sales team! EPC Rating D and Council Tax Band B.



### Approach

This beautifully presented and extended, three bedroom traditional semi detached family home is approached via brick block paved front driveway providing off street parking for multi vehicles including raised decorative flowerbeds to borders with brick edgings leading to an original hardwood feature front entry door opening into:

### Hallway

With Kardean LVT floor covering, central heating radiator, frosted double glazed window to the side aspect, stairs giving rise to the first floor landing, in-built meter storage cupboards, under stairs storage cupboard providing plentiful storage and original style interior doors opening into:

### Front Reception Room

12'2" into bay x 10'11" (3.73 into bay x 3.33)

With double glazed bay window to the front aspect, central heating radiator, cold-pressed carbonised strand-woven bamboo flooring and ceiling light point.

### Rear Reception Room

11'0" x 13'8" (3.37 x 4.17)

With feature inset gas fire with raised hearth and wooden mantle piece and surround, ceiling light point, further double glazed bay incorporating double glazed French doors with in-built blinds giving access and views to the rear garden, cold-pressed carbonised strand-woven bamboo flooring and central heating radiator.

### Extended Kitchen

12'2" x 5'7" (3.73 x 1.72)

From hallway glazed interior door opens into kitchen with a matching selection of sage wall and base units with quartz effect work surface incorporating one and a half bow, stainless steel sink and drainer with hot and cold mixer tap, five ring burner Smeg gas hob with in-built extractor over, in-built double oven, double glazed window to the rear aspect, double glazed Velux roof light to rear, contemporary tiling to splash backs, Kardean LVT flooring, space facility for under counter fridge and freezer, central heating radiator, integrated slimline dishwasher and glazed exterior door gives access into:

### Side Lean-To

With wooden exterior door to the rear garden, wall mounted Worcester Bosch combination boiler, wooden front entry door to driveway and plumbing facility for washing machine.

### Rear Garden

Being accessed from the French door or the side lean-to leads out onto an initial block paved patio area with steps and low level wall and giving access to main garden being laid mainly to mature lawn with decorative flowerbeds to all borders and brick laid pathway giving access to a rear home studio being accessed by an initial French doors and a further secondary set of double glazed French door opening into:

### Home Studio

12'8" x 15'1" (3.87 x 4.62)

With ceiling light point, window to the rear, laminate wood effect floor covering, heating and fully insulated and interior door opening into WC.

### WC

5'9" x 3'5" (1.76 x 1.05)

With push button low flush WC, wall mounted wash hand basin, tiling to splash backs, tiled floor covering and frosted double glazed window to the front aspect.

### Secondary Studio

6'0" x 11'3" (1.84 x 3.43)

From studio area further double glazed French doors opening into secondary studio with ceiling light points, laminate wood effect floor covering, window to rear and being insulated.

### First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with loft access point with double glazed Velux roof light and providing plentiful storage space, ceiling light point, frosted double glazed window to the side aspect and original style interior door opening into:

### Bedroom One

13'8" into bay x 10'4" (4.17 into bay x 3.15)

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



### Bedroom Two

10'4" x 10'4" (3.17 x 3.17)

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

### Bedroom Three

6'9" x 6'5" (2.07 x 1.96)

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

### Enlarged Separate WC

3'0" x 3'6" (0.92 x 1.07)

With wall mounted contemporary wash hand basin with hot and cold mixer tap, push button low flush WC, frosted double glazed window to the side aspect, being fully tiled to walls, splash backs and floor and ceiling light point.

### Bathroom

6'5" x 5'9" (1.98 x 1.77)

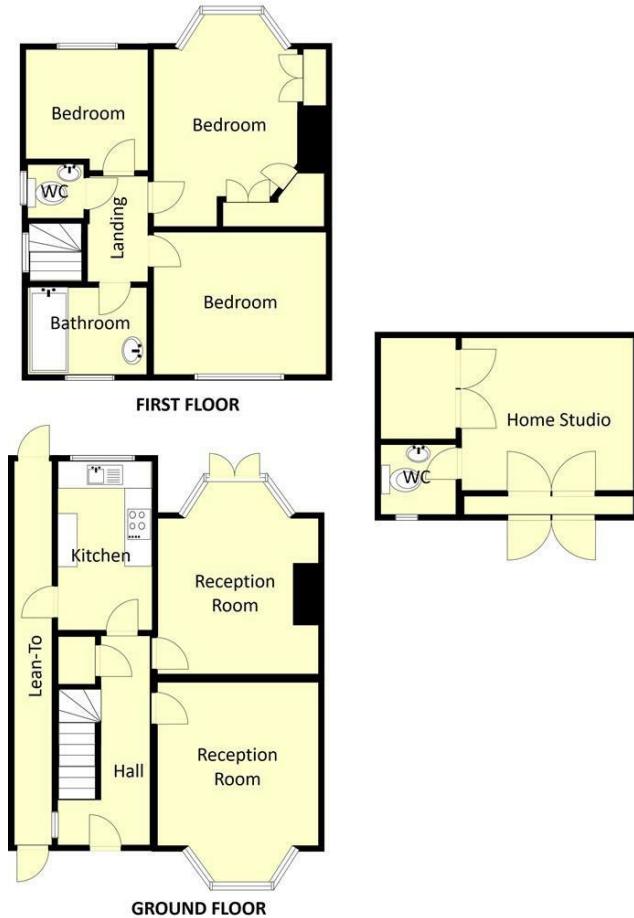
With panel bath with hot and cold taps, glass shower and mains power shower over, contemporary wash hand basin with hot and cold taps in vanity unit, tiling to walls and floors, frosted double glazed window to the rear aspect, chrome heated towel rail and ceiling light point.





## Floor Plan

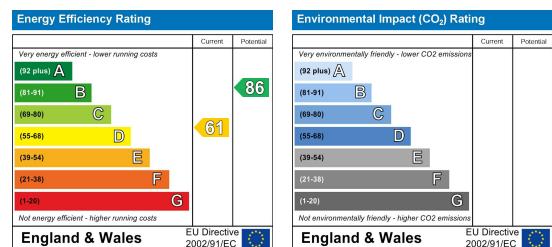
Lane, Lewis Road  
For illustrative purposes only, NOT to scale.



## 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.