



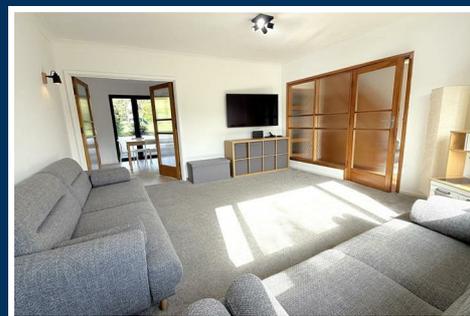
## 415 Heath Road South

Northfield, Birmingham, B31 2BB

Offers In The Region Of £425,000



**\*EXCELLENT FAMILY HOME BEING BEAUTIFULLY UPDATED!!\*** This is an excellent family home, in a great location, which has been thoughtfully updated by the current owners. Located on this much sought-after tree lined Bournville road is this lovely, traditional semi-detached home which is ideally positioned for access to all of the nearby well regarded amenities including the much in-demand local schools, both Bournville and Northfield being close at hand, excellent transport links, local parks and well placed for the Royal Orthopaedic Hospital, QE Hospital, Birmingham University and also the City Centre via the various commuter links. The accommodation on offer briefly comprises; driveway and front garden, driveway and garage, porch, lovely entrance hall with original woodwork, spacious lounge, refurbished kitchen and open plan dining room and a landscaped rear garden. To the first floor there are three good size bedrooms and a refurbished family bathroom. To book your viewing please call our Bournville sales team!



### Approach

This sizable and much improved, modernised three bedroom semi detached family home is approached via a front sloping driveway providing off street parking for multi vehicles and giving access to the side garage, a front fore lawn with decorative flowerbeds to boundaries with step leading up to a double glazed porch.

### Porch

With double glazed windows to the front and side aspects, red quarry tiled floor covering, original wooden panelling and step to frosted glazed door with frosted glazed side windows opening into:

### Entrance Hall

With original refurbished woodwork, including wooden floor, balustrading and internal windows and doors to lounge, further glazed oak door into kitchen/dining room, central heating radiator, stairs giving rise to the first floor, ceiling light point, under stairs storage cupboard and wooden glazed interior door opens into:

### Living Room

14'01" x 16'04" (4.29m x 4.98m)

With double glazed bay window to the front aspect, central heating radiator, two wall mounted light points, ceiling light point and cornice to ceiling. Internal original, refurbished French doors then open into;

### Kitchen/Dining Room

20'10" x 11'01" (6.35m x 3.38m)

Dining area with porcelain tiled floor covering, bi-folding doors gives views and access to the rear garden, dropdown ceiling light point, central heating

radiator and open walkway into refurbished kitchen.

With contemporary sage green gloss fronted matching wall and base units with wooden effect work surfaces incorporating stainless steel sink with hot and cold mixer tap, integrated Zanussi oven, four ring burner induction/electric hob, integrated fridge freezer, integrated microwave, integrated dishwasher, tiling to splash backs, continued porcelain tiled floor, recessed spots to ceiling, double opening doors to under stairs storage/pantry and double glazed window to the rear aspect.

### Rear Garden

Being accessed from the bi-folding doors in the kitchen/diner or the rear garage leads to a landscaped block paved full width patio with plenty of outside seating and entertaining area with landscaped walls and steps leads up to the main garden area being laid with mainly mature lawn with a vast array of decorative flowerbeds to all borders including mature trees, plants and flowering shrubs and being finished with a mixture of hedgerows and panel fencing to all borders.,

### Garage/Utility/WC

29'10" x 7'11" (9.09m x 2.41m)

From the kitchen glazed sliding doors opens into garage with double electric opening metal doors front driveway, wall mounted electric fuse box, wall mounted gas meter, strip ceiling light point, double glazed exterior door giving access to the rear garden, single glazed window to the side aspect and internal door opens into:

### Utility

3'11" x 4'0" (1.19m x 1.22m)

With plumbing for washing machine and wall mounted light point

### WC

3' x 4'06" (0.91m x 1.37m)

With red quarry tiled floor, low flush WC, single glazed frosted window to the rear aspect and wall mounted light point.

### First Floor Accommodation

From hallway stairs with original refurbished wooden balustrading gives rise to the first floor landing with loft access point, ceiling light point, door opening into airing cupboard with in-built shelving and providing plentiful storage space and oak internal doors opening into:

### Bedroom One

12'02" x 12'05" (3.71m x 3.78m)

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

### Bedroom Two

9'10" x 12'03" (3.00m x 3.73m)

With double glazed window giving views to the rear garden and further park views, ceiling light point, in-built double wardrobe with over head storage unit and central heating radiator.

### Bedroom Three

8'05" x 9'04" (2.57m x 2.84m )

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

### Refurbished Bathroom

8'04" x 6'05" (2.54m x 1.96m)

With a four piece bathroom suite comprising corner entry shower with mains powered shower over, push button WC, panel bath with hot and cold mixer tap, wash hand basin with hot and cold mixer tap on vanity unit, contemporary tiled floor and walls and splash backs, frosted double glazed windows to the rear aspect, wall mounted contemporary grey towel radiator and recessed spots to ceiling.





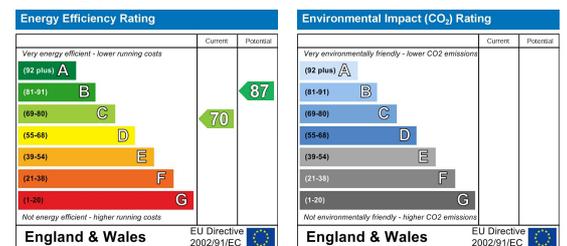
## Floor Plan



## 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.