



## 17 Frampton Close

Bournville, Birmingham, B30 1QT

Offers In The Region Of £550,000





**\*WOW! A SIMPLY BEAUTIFUL HOME IN THIS MUCH SOUGHT-AFTER CUL-DE-SAC!\*** This is an immaculate, extended three / possible four bedroom semi-detached home which sits at the top of this popular cul-de-sac with lovely leafy views and has a hidden surprise with a stunning rear garden! The house itself has been vastly extended over the years to offer excellent, high specification finishes throughout and is in a location that is hard to beat. Having everything the local area has to offer on your doorstep including the much in-demand local schools, beautiful boating lake, Bournville's historic green but also excellent transport links, you couldn't be better placed. The house itself offers the following; off street parking for two vehicles, entrance porch, inner hall, living room with garden access, wonderful open plan living / dining and contemporary kitchen, utility room, snug / office / possible fourth bedroom, ground floor wet room, utility room and a simply stunning rear garden with various patios and seating areas and also having a garden office with full electric. To the first floor there are three double bedrooms and re-fitted bathroom along with a re-fitted shower room. To book your viewing of this superb home please call our Bournville team. EPC Rating C and Council Tax Band C.



### Approach

This beautifully presented and extended three/four bedroom property is approached via a shared driveway providing off street parking for multi vehicles, pathway leading to side wooden gate giving access to the rear garden and leading to frosted leaded light double glazed door with stained glass window giving access into:

### Porch

With tiled floor covering, with lighting and electric points, storage and seating areas and stained glass leaded light UPVC double glazed door opening into:

### Entrance Hall

With Karndean flooring, central heating radiator, stairs rising to the first floor accommodation, ceiling light point and oak interior door opening into:

### Open Plan Living/Kitchen and Dining Room

27'8" x 12'4" (8.45 x 3.77)

With continued Karndean flooring, exposed feature brick wall with inset electric log burning stove, recessed spots to ceiling, two double glazed Velux roof lights, two wall mounted light points, aluminium bi folding doors, German made with Unilever built in blinds, two aluminium side doors matching the bi folds and giving access to the rear garden and side patio respectively and wall mounted contemporary column radiator. Stunning kitchen area offering a contemporary selection of duck egg blue high gloss contemporary finished wall and base units with wall mounted oak shelving. Integrated high specification AEG larder fridge and separate integrated AEG larder freezer. inset ceramic sink with in-built drainer with four-way kitchen tap with filtered and instant boiling water, double glazed window with in-built shutters to the front aspect, work surface, recessed spots to ceiling, integrated dishwasher, wine rack, inset double induction hob with in-built extractor and interior door opening into;

### Inner Lobby Area

With tiled flooring, light point and open walkway into:

### Ground Floor Snug/Home Office/Bedroom Four

8'1" x 7'9" (2.47 x 2.37)

With double glazed window to the rear aspect, central heating radiator, tiled flooring, in-built boiler cupboard housing Worcester Bosch combination boiler and ceiling light point.

### Ground Floor Wet Room

11'3" max x 4'11" max (3.45 max x 1.52 max)

With walk-in shower, wash hand basin on pedestal with hot and cold taps, push button low flush WC, frosted double glazed window to the front aspect, central heating radiator, ceiling light point and fully tiled to all splash back areas.

### Utility Space

5'4" x 3'1" (1.64 x 0.95)

With frosted double glazed window to the front aspect, wall mounted shelving, in-built floor cupboards with work surface, space facility for tumble dryer and washing machine, continued tiled flooring and ceiling light point.

### Living Room

11'5" x 13'7" (3.5 x 4.15)

With double glazed French doors giving access to the rear patio, door opening into under stairs spacious storage cupboard with a double glazed window to the front aspect. Further offering built in bespoke oak book case to compliment oak flooring, two wall mounted light points, ceiling light point, inset gas living flame fire on raised tiled hearth, and central heating radiator.

### First Floor Accommodation

From hallway stairs gives rise to the first floor with decorative balustrade, two picture double glazed windows giving lovely leafy views to the front, ceiling light point, recessed spots to ceiling, loft access point and interior doors opening into:

### Bedroom One

9'8" x 11'7" max (2.95 x 3.55 max)

With double glazed window to the rear aspect, central heating radiator, two ceiling light points, two bedside wall lights/reading lights, ceiling light point and built in wardrobes to both alcoves.

### Refurbished Shower Room

12'9" x 3'8" (3.9 x 1.14)

With corner entry shower with Mira electric shower, push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap, two frosted double glazed windows to the front aspect, wall mounted heated chrome towel rail, recessed spots to ceiling, ceiling mounted extractor, contemporary tiling to splash backs, Karndean flooring and interior door opens into airing cupboard with in-built shelving and storage.

### Bedroom Two

11'7" x 9'4" (3.55 x 2.85)

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

### House Bathroom

6'2" x 6'7" (1.88 x 2.01)

With a refurbished bathroom comprising wash hand basin on pedestal with hot and cold mixer tap, low flush WC, panel bath with hot and cold mixer tap and shower attachment, contemporary tiling to splash backs, Karndean flooring, frosted double glazed window to the side aspect, wall mounted extractor, ceiling light point and wall mounted heated chrome towel rail

### Bedroom Three

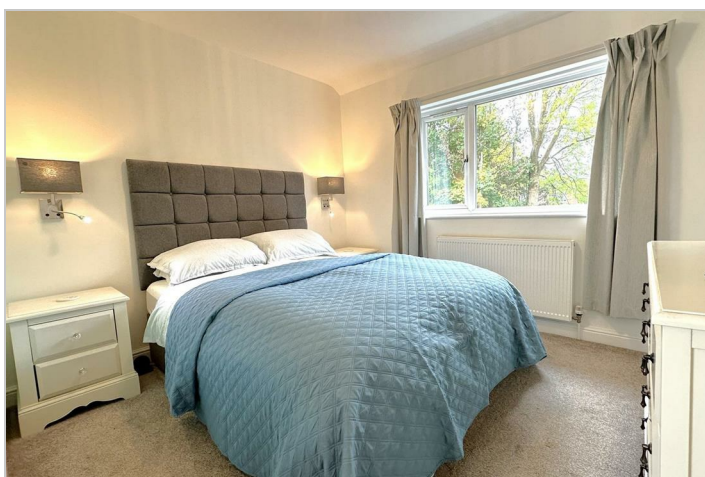
8'3" x 12'6" (2.52 x 3.83)

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

### Rear Garden

summerhouse 9'3" x 12'5" (summerhouse 2.84 x 3.8)

This superb rear garden offers various entertaining and seating areas. Being accessed from the living room leading out to an initial block paved side patio with panel fencing, outside lighting and leading onto the main garden area being laid mainly mature lawn with further decorative flowerbeds, access gate to the front of the property, decking giving rise up to a further seating area and the summerhouse with double glazing, insulation, light points, in-built electrics, laminate flooring and being suitable for a home office or entertaining space. Further pathway leads to the rear garden area with further seating area, vegetable patches, flowerbeds and being finished with panel fencing to all borders with wooden rear access gate opening into hidden garden area currently used for garden storage and housing garden shed.







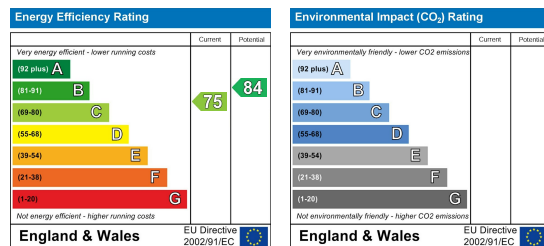
## Floor Plan



## 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.

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