



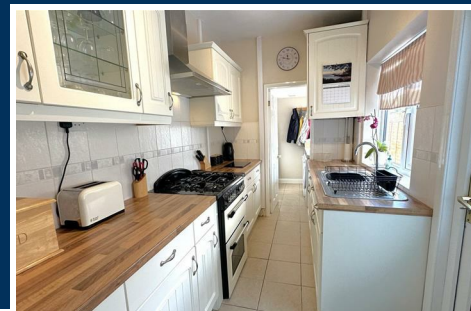
31 Cotteridge Road

Cotteridge, Birmingham, B30 3AZ

Offers In The Region Of £265,000



BEAUTIFULLY PRESENTED TWO BEDROOM, EXTENDED HOME WITH STUNNING GARDEN! This is a beautifully presented and extended, two bedroom period terrace home which has been lovingly updated over the years by the current owners. The property is perfectly located for all of the amenities of both Cotteridge and Stirchley and also ideally placed for access to nearby Kings Norton and Bournville train stations with their excellent commuter links alongside the local parks and schools in the area, you couldn't be better placed!. The house itself offers a superb blend of period details and modern fittings with the accommodation on offer briefly comprising; fore garden, porch, open plan living room and dining room, modern kitchen, utility room and a beautiful, mature rear garden. To the first floor there is two bedroom and a modern bathroom. To book your viewing please ring our Bournville sales team! Council Tax Band B and EPC Rating TBC.



Approach

This beautifully presented and extended two bedroom mid terrace is approached via a low level brick walling with wrought iron gate to front garden with pathway and low maintenance blue slate garden leading to a double glazed front entry door opening into:

Entrance Porch

With tiled floor covering, double glazed windows to the front and in-turn leading to a period style composite front door with leaded light stained glass insets opening into:

Front Reception Room

11'4" x 12'1" (3.46 x 3.69)

With double glazed bay window to the front aspect with leaded light stained glass insets, cornice to ceiling, ceiling light point, inset gas fire on rained hearth with wooden mantle piece and surround, central heating radiator and open walkway into:

Rear Dining Area

11'4" x 11'11" (3.47 x 3.64)

With door opening into under stairs storage cupboard, stairs giving rise to the first floor, double glazed window to the rear. ceiling light point, central heating radiator and open walkway and step leads into:

Kitchen

9'10" x 6'8" (3 x 2.05)

With a cream selection of matching wall and base units incorporating glazed display units, wood

effect roll edge work surface, stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the side aspect, frosted double glazed UPVC door giving access to the rear garden, tiled floor covering, space facility for gas cooker with in-built stainless steel extractor over, tiled splash backs, boiler cupboard housing Worcester Bosch combination boiler and door opens into:

Utility Room

6'5" x 6'8" (1.98 x 2.05)

With further wooden effect work surface, space for facility for washing machine and tumble dryer, storage, frosted double glazed window to the side, tiled floor covering, space facility for fridge freezer, further drying area, central heating radiator and strip ceiling light point.

Rear Garden

From the UPVC double glazed doors leads out to a block paved side return patio with feature trellis fencing and the facility to hang garden pots, UPVC door opens out to storage area, hard standing for a pitch roof garden shed and patio leading onto a full width patio with decorative flowerbeds to borders then leading onto main garden area with wonderful mature lawns with decorative wild stocked flowerbeds to all borders, then leading on to a private sun terrace patio with outside seating and entertaining areas and being finished with panel fencing with a mixture of mature plants and shrubs to all borders.

First Floor Accommodation

From the rear reception room turning staircase with balustrade gives rise to the first floor landing with two ceiling light points, central heating radiator and stripped pine internal door opening into:

Bedroom One

11'5" x 12'4" (3.5 x 3.77)

With ceiling light point, double glazed window to the front aspect, central heating radiator, excellent triple mirror fronted wardrobes and door opening into over stairs storage cupboard.

Bedroom Two

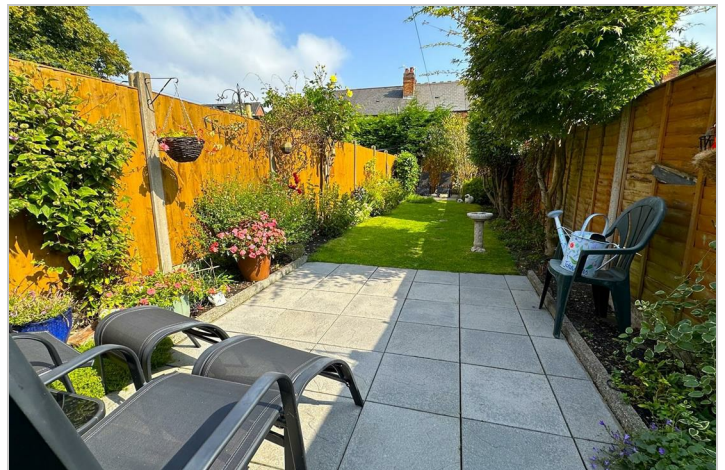
12'4" x 8'4" (3.77 x 2.56)

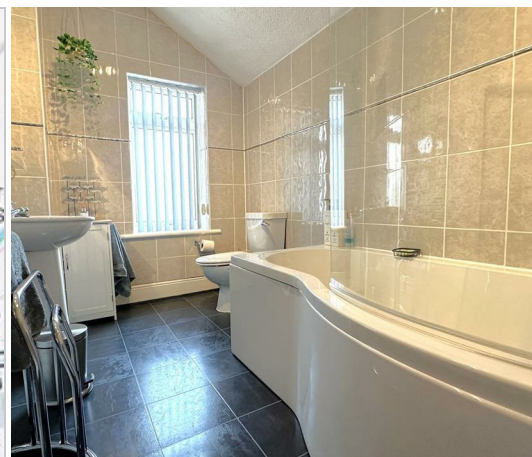
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom

9'10" x 6'1" (3.01 x 1.86)

From hallway step leads down into bathroom with a p-shaped panel bath with hot and cold mixer tap and shower attachment, low flush WC, wash hand basin on pedestal with hot and cold taps, heated chrome radiator, frosted double glazed window to the rear aspect, ceiling light point and being fully tiled to walls and floor.





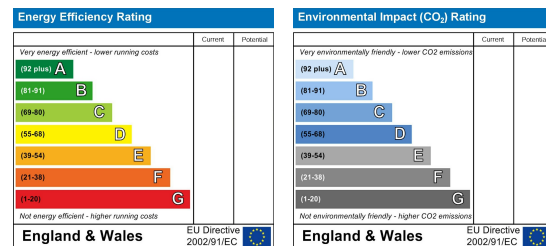
Floor Plan



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.