



12 Hole Farm Road

Bournville, Birmingham, B31 2BP

Offers In The Region Of £280,000



FANTASTIC OPPORTUNITY – THREE BEDROOM MID-TERRACE HOME WITH GREAT POTENTIAL! Located in this ever-popular part of Bournville, this traditional three-bedroom mid-terrace home offers a superb opportunity for buyers looking to put their own stamp on a property. Set in a prime location close to local schools, parks, shops and excellent transport links, this charming home is full of potential and ideal for those seeking a project with scope to modernise to personal taste. The accommodation briefly comprises: driveway, entrance porch, living and dining room, fitted kitchen, side lean-to/utility area, guest WC, sun room / conservatory and garage. On the first floor, there are three well-proportioned bedrooms and a family bathroom. The property also benefits from a good-sized rear garden, perfect for families or keen gardeners. To arrange your viewing, please contact our Bournville sales team



Approach

This nicely sized three bed mid terrace is approached via a block paved front driveway providing off street parking and also a mature fore garden with a varied selection of mature trees, plants and shrubs, driveway leads to the garage and double glazed front entry door with double glazed side windows opens into:

Entrance Porch

With ceiling light point and frosted double glazed UPVC door opens into:

Open Plan Living/Dining Room

14' max 17'11" min x 23'10" max x 11'07" min (4.27m max 5.46m min x 7.26m max x 3.53m min)

With feature floor to ceiling double glazed window to the front aspect, two ceiling light points, two central heating radiators, hardwood floor covering, double glazed window to the rear aspect and glazed internal door opens into:

Inner Lobby

With continued hardwood floor covering, in-built shelving, stairs giving rise to the first floor landing and interior door opens into:

Kitchen

10'10" x 7'10" (3.30m x 2.39m)

With double glazed window to the sun room, a matching selection of wall and base units with roll edge work surfaces over incorporating stainless

steel sink and drainer with hot and cold mixer tap, space facility for an electric cooker with stainless steel splash back and stainless steel extractor over, tiling to splash backs, tiled floor covering, strip ceiling light point, space facility for fridge freezer, serving hatch to dining area, further space for a washing machine and internal door opens into:

Outer Lobby

With under stairs storage area, door and step leads into garage, double glazed exterior opens into sun room and further door opens into:

Guest WC

With wall hung wash hand basin with hot and cold taps, wall mounted heater, ceiling light point and low flush WC.

Sun Room

11' x 16' (3.35m x 4.88m)

With double glazed windows to the rear and side respectively, further double glazed French door giving access to the rear garden,

First Floor Accommodation

From inner hallway stairs with original balustrades gives rise to the first floor landing with ceiling light point, loft access point, door opening into boiler cupboard housing the Baxi combination boiler and doors opening into:

Bedroom One

10' x 15'07" (3.05m x 4.75m)

With double glazed window to the front aspect, double walk-in wardrobes with overhead storage units, central heating radiator and ceiling light point.

Bedroom Two

12'06" x 10'4" (3.81m x 3.15m)

With double glazed window to the front aspect, further double walk-in wardrobes with overhead storage units, central heating radiator and ceiling light point.

Bedroom Three

10' x 7'06" (3.05m x 2.29m)

With double glazed window to the rear aspect, ceiling light point, door opening into walk-in storage cupboard and central heating radiator.

Shower Room

8'10" x 5'08" (2.69m x 1.73m)

With a double walk-in shower with mains powered

shower over, frosted double glazed window to the rear aspect, further double glazed window to the rear aspect, low flush push button WC, wash hand basin on pedestal with hot and cold taps, fully tiled floor and walls, ceiling light point, ceiling extractor, central heating radiator and heated chrome towel rail.

Garage

17'01" x 8' (5.21m x 2.44m)

With metal up and over door to driveway, wall mounted gas meter and ceiling light point.

Rear Garden

A fully landscaped rear garden being accessed from the sun room with a full width block paved patio area, then steps leading onto the main garden area with a lovely mature garden with a varied selection of mature plants, tree and cottage flowering shrubs, inset pond, further seating area with pergola and being finished with hedgerows and mature trees to all boundaries.





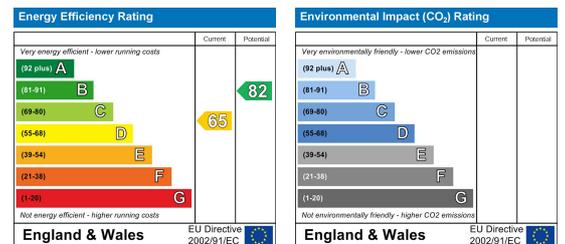
Floor Plan



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.