



38 Clun Road

Bournville, Birmingham, B31 1NU

Offers Over £300,000



OFFERING A GREAT-SIZED HOME WITH NO CHAIN AND LOTS OF POTENTIAL within BVT! Perfectly positioned on the popular Clun Road on the Bournville Village Trust is this spacious three-bedroom traditional semi-detached home, which is being offered with the benefit of no onward chain! Offering superb potential to update, the property is immaculately clean and tidy and presents the perfect blank canvas for a new family to come in and make themselves right at home! Superbly placed for access to all nearby points of interest, including local schools, shopping facilities in Northfield, and the new Longbridge development, with the Royal Orthopaedic and QE Hospitals close at hand, alongside excellent commuter links. The accommodation on offer briefly comprises: front driveway and fore garden with side garage, entrance porch, entrance hallway, living room with inter-connecting dining room, kitchen, excellent side garage, sun room, guest WC, utility room, and a landscaped rear garden. To the first floor, there are two good-sized double bedrooms, a further single bedroom, and a shower room. This is a lovely home ready for its next chapter – to book your viewing, please call our Bournville sales team!



Approach

This well presented and sizable three bedroom mid terrace property is approached via a block paved front driveway with raised low maintenance blue slate front garden with metal up and over door opening into garage and leading to a UPVC double glazed door opening into:

Entrance Porch

With double glazed window to the front aspect, ceiling light point, feature circular single glazed window to the front aspect and hardwood glazed door opening into:

Entrance Hall

With ceiling light point, cornice to ceiling, central heating radiator, laminate wood floor covering, double glazed window to the side aspect, stairs giving rise to the first floor landing and open arch walkway into:

Front Reception Room

14'07" x 12'01" (4.45m x 3.68m)

With double glazed window to the front aspect, cornice to ceiling, two wall mounted light points, ceiling light point, inset gas fire on raised hearth with wooden mantelpiece and surround, central heating radiator and sliding internal patio doors opening into:

Rear Reception Room

10'05" x 11'07" into bay (3.18m x 3.53m into bay)

With double glazed bay window incorporating double glazed French door giving views and access

to the rear garden, two wall mounted light points, cornice to ceiling and central heating radiator.

Kitchen

11' max x 10'08" (3.35m max x 3.25m)

From the hallway, a glazed internal door opens into the kitchen with a matching selection of wall and base units with roll edge work surfaces incorporating a one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space and facility for gas/electric cooker, double glazed window to the rear aspect, ceiling light point, tiled splash backs, cornice to ceiling, tiled floor covering, central heating radiator, in-built storage cupboard and glazed external door with step leading into:

Garage

8'06" x 17' (2.59m x 5.18m)

With metal up and over door giving access to the driveway, electric fuse box, wall mounted gas meter, in-built storage cupboard, ceiling light point and arch walkway into:

Rear Sun Room

9'03" x 8'8" (2.82m x 2.64m)

With tiled flooring, double glazed sliding patio doors giving views and access to the rear garden, strip ceiling light point and in-built cupboard.

Down Stairs WC/Utility

6'06" x 3'04" (1.98m x 1.02m)

With bi-folding doors opening into WC/utility with space and facility for washing machine and tumble

dryer, wall hung wash hand basin with hot and cold mixer tap, low flush WC, tiled floor covering, frosted double glazed window to the side aspect and further frosted double glazed window to the rear.

Rear Garden

Being fully landscaped with an initial raised block paved patio providing excellent outside seating and entertaining space, with steps leading down to the main garden area, further landscaped for low maintenance with a varied selection of mature trees, plants and shrubs, decorative flowerbeds to all boundaries and panel fencing to all borders.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with frosted double glazed window to the side aspect, loft access point, cornice to ceiling, central heating radiator, door opening into airing cupboard housing hot water tank and in-built shelving and internal doors opening into:

Bedroom One

12'04" x 12'02" (3.76m x 3.71m)

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



Bedroom Two

8'10" x 12'04" (2.69m x 3.76m)

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

Bedroom Three

8'10" x 9'02" (2.69m x 2.79m)

L-shaped bedroom with double glazed window to the front aspect, ceiling light point, cornice to ceiling, over stairs storage cupboard and central heating radiator.

Shower Room

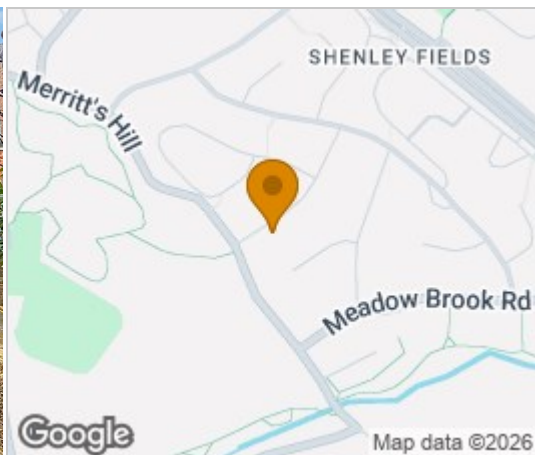
5'02" x 8'10" (1.57m x 2.69m)

Dual aspect shower room with frosted double glazed windows to the rear and side respectively, walk-in shower with mains powered shower over, wash hand basin on pedestal with hot and cold taps, low flush WC, laminate wood effect floor covering, ceiling light point, cornice to ceiling, tiling to splash backs and central heating radiator.

Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





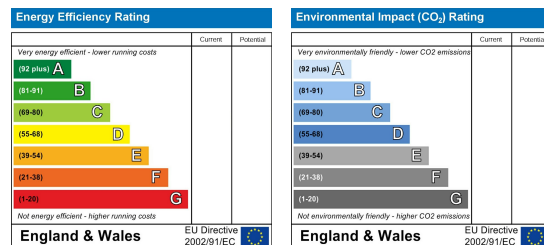
Floor Plan



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



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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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