



231 Hay Green Lane  
Bournville, Birmingham, B30 1SH

£650,000



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**\*A SIMPLY STUNNING, FULLY REFURBSIHED AND EXTENDED DETACHED DORMER BUNGALOW!\*** This is a quite simply a superb, three bedroom detached dormer bungalow which has been fully modernised and extended to offer sublime space and style throughout. With high specification finishes this wonderful home is located on this leafy lane in Bournville and is perfectly placed for all the area has to offer including the local schools, parks, motorway and commuter links. The property has undergone a full scheme of updating which offers the following; sweeping driveway and front garden, entrance porch, entrance hallway, two excellent double bedrooms with built-in wardrobes, bright and airy living room, contemporary four piece bathroom, a quite breath-taking open plan dining, kitchen and living room with concertina doors to the garden, utility and guest wc, side garage and a beautifully landscaped rear garden. Furthermore there is an excellent main bedroom with walk-in wardrobe and separate contemporary shower room. You won't find better. To book your viewing please call our Bournville sales team. EPC Rating C, Council Tax Band E.



### Approach

This stunning three bedroom detached dormer bungalow being fully refurbished and extended to offer wonderful contemporary accommodation throughout is approached via a low level front boundary wall opening to sweeping re-laid block front driveway providing off street parking for multi vehicles and access to the garage and also incorporating fore garden with mainly mature lawns with a varied selection of mature trees, plants and shrubs to all boundaries, side access gate giving access to the side and rear of the property and UPVC double glazed front entry door opening into:

### Entrance Porch

With tiled effect floor covering, ceiling light point and composite double glazed front entry door with leaded light insets opening into:

### Entrance Hallway

With hardwood oak floor covering, two ceiling light points, central heating radiator, stairs with decorative oak balustrading gives rise to the first floor and oak interior door opening into:

### Bedroom One

13'11" x 11'10" (to rear of wardrobe) (4.26 x 3.62 (to rear of wardrobe))

With double glazed window to the front aspect, ceiling light point, central heating radiator and an excellent selection of quadruple built-in mirror fronted wardrobes

### Bedroom Two

12'8" (to front of wardrobe) x 12'0" (3.88 (to front of wardrobe) x 3.66)

With double glazed window to the front aspect, ceiling light point, central heating radiator and further quadruple mirror fronted built-in wardrobes.

### Living Room

15'10" x 11'10" (4.83 x 3.61)

With double glazed windows giving views to the rear garden, inset log burning effect stove on raised hearth and floating effect mantle piece, ceiling light point and central heating radiator.

### Ground Floor Bathroom

10'7" x 7'3" (3.23 x 2.23)

A stunning four piece bathroom suite comprising walk-in shower with mains power shower over, panel bath with hot and cold mixer tap, push button low flush WC, contemporary sink with hot and cold mixer tap on vanity unit with under sink storage, tiled floor covering, tiling to splash backs, ceiling light point, frosted double glazed window to the rear aspect, central heating radiator and ceiling mounted extractor.





### **Stunning Kitchen/Dining Living Extension**

24'4" x 19'10" (max) (7.42 x 6.07 (max))

Dining area with luxury vinyl tiling floors, central heating radiator, two drop down ceiling light points and open walkway into stunning kitchen. With white fronted gloss contemporary wall and base units with quartz work surfaces, integrated five ring burner Neff gas hob with in-built Neff stainless steel extractor above, inset stainless steel sink and drainer, space facility for an American style fridge freezer, island with in-built storage with further quartz work surface, recessed spots to ceiling, integrated hardwired smoke alarm, stunning double glazed lantern roof light, French doors and further double glazed windows gives views and access to the rear garden and central heating radiator to the living area and further oak interior door opens into:

### **Inner Lobby Area**

With continued luxury vinyl tiling, a selection of in-built storage cupboards to alcove and oak interior door in guest WC and further oak door opens into:

### **Garage**

16'2" x 8'10" (4.93 x 2.71)

From inner lobby step leads down into garage with UPVC front opening double doors to driveway, further UPVC frosted double glazed door to side passageway, wall mounted Worcester Bosch combination boiler, ceiling light point, two floor mounted units with work surface and further stainless steel sink and drainer.

### **Guest WC**

5'4" x 5'2" (1.65 x 1.6)

With continued tiled floor covering, frosted double glazed window to the side aspect, push button low flush WC, space facility for washing machine and further work surface incorporating floor unit with circular stainless steel sink with hot and cold mixer and wall mounted storage unit, central heating radiator and tiling to splash backs. ceiling mounted extractor and ceiling light point.

### **Top Floor Accommodation**

From hallway staircase with oak balustrading with Velux roof light to the rear aspect gives rise to the top floor landing with storage area and oak internal doors opens into:

### **Top Floor Shower Room**

12'7" x 5'9" (3.84 x 1.76)

With walk-in mains power shower, push button low flush WC, central heating radiator, wash hand basin in vanity unit with hot and cold mixer tap, Velux double glazed window to the side aspect, ceiling light point, ceiling mounted extractor and tiled effect floor covering,

### **Main Bedroom**

17'7" x 14'6" (5.38 x 4.43)

This superb main bedroom with doubled glazed dormer window giving superb views to the rear aspect, central heating radiator, ceiling light point and door opening into walk-in dressing room/wardrobe.

### **Walk-in Dressing Room/Wardrobe**

3'10" x 12'9" (1.18 x 3.9)

With ceiling light point.

### **Rear Garden**

Being accessed from the side passageway from the front driveway or the concertina doors in the kitchen/diner or French doors in the living room give access out on to a superb landscaped rear garden with initial landscaped patio area providing full width entertaining space with then leading to a mature lawn with raised sleeper flowerbeds to all borders incorporating a selection of mature plants shrubs and trees. Then to the superb rear garden being landscaped to all area with various rockeries, arbours and walk through arches further incorporating plants and shrubs and rear area for hardstanding for pitch roof garden shed.



Floor Plan



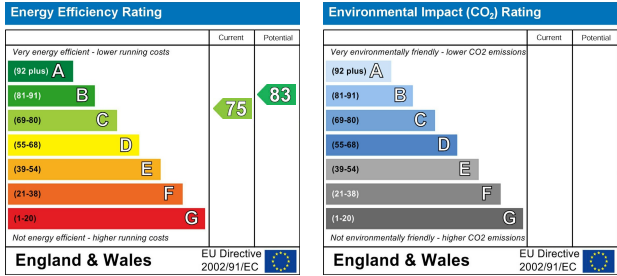
Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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