

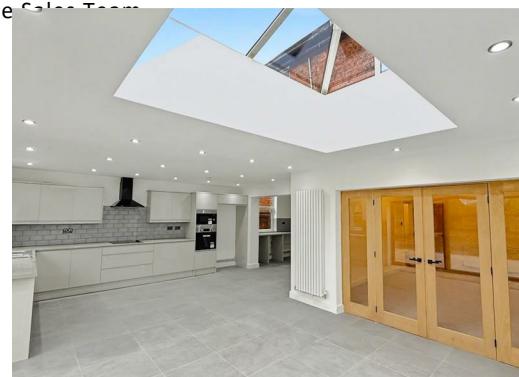


52 Bunbury Road  
Northfield, Birmingham, B31 2DW

Offers In The Region Of £700,000



Set back from Bunbury Road behind a generous driveway, this substantially extended and comprehensively refurbished five-bedroom, Edwardian semi-detached home offers beautifully balanced accommodation arranged over three impressive floors. The property seamlessly blends period charm with high-quality contemporary finishes, retaining character features while delivering the space and layout demanded by modern family living. The heart of the home is an exceptional open-plan living, dining and kitchen extension, complemented by multiple reception rooms and well-considered bathroom facilities across all floors. Ideally positioned on the edge of the Bournville Village Trust area, the property enjoys excellent access to a wealth of local amenities, well-regarded schools, transport links, and the surrounding villages of Bournville, Northfield, Longbridge, Cotteridge, Stirchley and Kings Norton. Externally, the home benefits from off-street parking, side access, and a versatile rear garden offering further scope for personalisation. This is a rare opportunity to acquire a fully upgraded period home in a consistently popular and well-connected location. To



#### Approach

This vastly extended and fully refurbished five-bedroom period semi-detached home is approached via a Cotswold stone driveway, providing off-street parking for multiple vehicles. The frontage is bordered by a mixture of panel fencing and established hedgerows, with a wooden side access gate leading to the side return and rear garden. An ornate wooden storm porch leads to a wooden double opening entrance door, opening into:

#### Entrance Vestibule

With stone tiled flooring, wall-mounted electric consumer unit, and a leaded-light oak glazed door opening into:

#### Reception Hall

Featuring continued stone tiled flooring, ceiling light point, staircase with decorative balustrades rising to the first-floor landing, under-stairs storage cupboard, frosted stained-glass double-glazed window to the side aspect, central heating radiator, and contemporary oak internal doors providing access to:

#### Front Reception Room

13'1" x 15'7" into bay (3.99m x 4.75m into bay)

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

#### Rear Reception Room

13'1" x 17'0" (3.99m x 5.33m)

With ceiling light point, central heating radiator, and oak internal French doors with side panels opening into the kitchen/dining extension.

#### Kitchen/Dining Extension

Accessed via a glazed oak door from the hallway, this stunning open-plan living, dining and kitchen space forms the heart of the home. The kitchen is fitted with a contemporary range of matching wall and base units, incorporating integrated Limona appliances, including a four-ring gas hob, double oven, microwave, and built-in extractor. Additional features include wood-effect work surfaces, metro-tiled splashbacks, and a one-and-a-half bowl stainless steel sink with mixer tap. There is space for an American-style fridge/freezer, along with a useful utility area providing plumbing for a washing machine and tumble dryer, and a built-in boiler cupboard housing the Baxi combination boiler. The space benefits from recessed ceiling spotlights, a double-glazed window to the side aspect, Velux rooflight, contemporary bi-folding doors opening onto the rear garden, continued stone tiled flooring, wall-mounted contemporary heated radiator, and an additional central heating radiator serving the dining area.

#### Ground Floor Shower Room

7'01" x 3'10" (2.16m x 1.17m)

Comprising a walk-in shower with mains-fed shower, wash hand basin set into a vanity unit with mixer tap, push-button low-flush WC, stone tiled flooring and splashbacks, frosted double-glazed window to the front aspect, ceramic heated towel rail, recessed ceiling spotlights, and wall-mounted extractor fan.

#### Rear Garden

Currently designed to be low maintenance, offering an excellent blank canvas for a buyer to add their own personal touches. An initial full-width block-paved patio leads to the main garden area, which is suitable for further patios or lawn. The garden is enclosed by panel fencing, includes a selection of mature trees, benefits from an original bomb shelter, and provides side access back to the front of the property.

#### First Floor Accommodation

Stairs rise to the first-floor landing with ceiling light point, frosted double-glazed window to the side aspect, and a further turning staircase rising to the top floor. Oak internal doors lead to:



### **Bedroom One**

13'01" to recess x 15'02" (3.99m to recess x 4.62m)  
With double glazed bay window to the front aspect, ceiling light point and central heating radiator.

### **Bedroom Two**

13'01" x 13"07" (3.99m x 3.96m2.13m)  
With two double glazed windows to the rear aspect, ceiling light point and central heating radiator.

### **Bedroom Three**

9'11" x 11'10" (3.02m x 3.61m)  
With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### **Contemporary Bathroom**

11'08" x 5'04" (3.56m x 1.63m)  
Fitted with a freestanding contemporary bath with mixer tap and shower attachment, wash hand basin set into a vanity unit with under-sink storage, push-button low-flush WC, wall-mounted contemporary radiator, recessed ceiling spotlights, frosted double-glazed window to the front aspect, stone-effect tiling to walls and floor, and wall-mounted extractor fan.

### **Top Floor Accommodation**

From the first floor turning staircase with balustrading gives rise to the top floor with exposed beam work and oak internal door and step leading into:

### **Top Floor WC**

8'1" x 7'01" (2.46m x 2.16m)  
With push button WC, wash hand basin on vanity unit with hot and cold mixer tap, tiled splash backs, central heating radiator, laminate herringbone wooden style flooring and ceiling light point.

### **Bedroom Four**

13'01" x 15'01" into bay (3.99m x 4.60m into bay)  
With double glazed bay dormer window to the front aspect, ceiling light point and central heating radiator.

### **Bedroom Five**

13'06" max into bay x 13'01" (4.11m max into bay x 3.99m)  
With double glazed dormer window to the rear aspect, ceiling light point, central heating radiator and loft access point.

### **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.

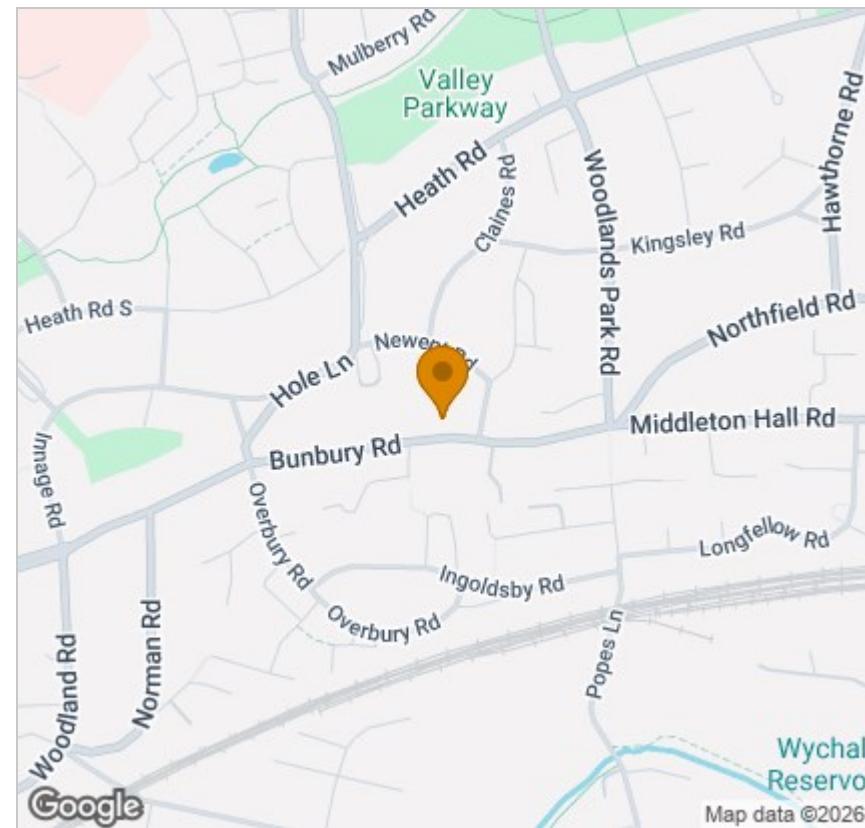
Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for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

## Floor Plan



## Area Map



## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.