



## 42 Lea House Road

Stirchley, Birmingham, B30 2DD

Offers Over £285,000



**\*WONDERFUL THREE BEDROOM, EXTENDED, SUPER STYLISH PERIOD TERRACE!\*** Perfectly positioned in the heart of Stirchley, yet tucked away enough to enjoy a beautifully mature rear garden, 42 Lea House Road truly offers the best of both worlds. This wonderful home places you just moments from Stirchley's renowned independent cafés, bars and shops, alongside well-regarded local schools, excellent transport links and an abundance of green space. A gentle stroll will even take you into the ever-popular Bournville village.

Inside, the property effortlessly blends character and charm with stylish modern living. A superb kitchen-dining extension creates the perfect hub of the home, while the accommodation upstairs provides three well-proportioned bedrooms and a beautifully appointed first-floor bathroom. Throughout, the house is rich in period features yet finished with a super stylish touch, making it ready to move straight into.

A fantastic opportunity to secure a truly special home in one of South Birmingham's most sought-after locations.



#### Approach

This beautifully presented and extended three-bedroom period mid-terrace property is approached via a low-level wall and low-maintenance fore garden with hedgerow and railings to the boundaries. Steps lead up to a composite double-glazed front door with a frosted double-glazed window above, opening into:

#### Front Reception Room

13'01" into bay x 11'02" (3.99m into bay x 3.40m)

With tiled vestibule, central heating radiator, laminate wood flooring and an inset decorative cast-iron fireplace with tiled hearth and painted wooden mantel and surround. There is shelving to the alcoves, cornicing to the ceiling, ceiling light point with ceiling rose and a double-glazed bay window to the front aspect incorporating a window seat with useful under-seat storage. A painted glazed internal door and step lead through to:

#### Rear Reception Room

15'01" x 11'02" (4.60m x 3.40m)

With door to under-stairs storage cupboard, double-glazed window to the rear aspect, ceiling light point, central heating radiator and laminate wood-effect flooring. A further painted glazed internal door gives access to the staircase rising to the first floor, while another glazed door opens into:

#### Superb Kitchen/Diner Extension

11'10" x 5'09" (3.61m x 1.75m)

The kitchen area features a matching range of wall and base units with upgraded drawer and cupboard furniture and work surfaces over. Integrated Indesit oven with four-ring electric hob and stainless steel extractor above, space for fridge freezer, stainless steel sink and drainer with mixer tap, and plumbing for washing machine. Double-glazed window to the side aspect, contemporary tiling to splashbacks, tiled flooring and four drop-down ceiling light points. Open walkway through to:

#### Dining Area

10'01" x 6'10" (3.07m x 2.08m)

With continued tiled flooring, dual-aspect double-glazed windows to the side and double-glazed French doors giving access to the rear garden, four drop-down ceiling light points and central heating radiator.

#### First Floor Accommodation

From the rear reception room, a staircase with painted banister rises to the first-floor landing with two drop-down ceiling light points, loft access with pull-down ladder providing excellent storage space, central heating radiator and internal doors leading to:

### Bedroom One

11'02" x 11'01" (3.40m x 3.38m)

With double-glazed window to the front aspect, ceiling light point, two wall-mounted light points, central heating radiator and door opening into over-stairs storage cupboard.

### Bathroom

7'08" x 4'02" (2.34m x 1.27m)

With contemporary suite comprising wash hand basin on pedestal with mixer tap, panel bath with glass shower screen and mains shower over, push-button low flush WC and wall-mounted heated towel rail. Ceiling sun tunnel providing natural light, fully tiled walls and tiled-effect flooring.

### Bedroom Two

7'09" x 7'06" (2.36m x 2.29m)

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

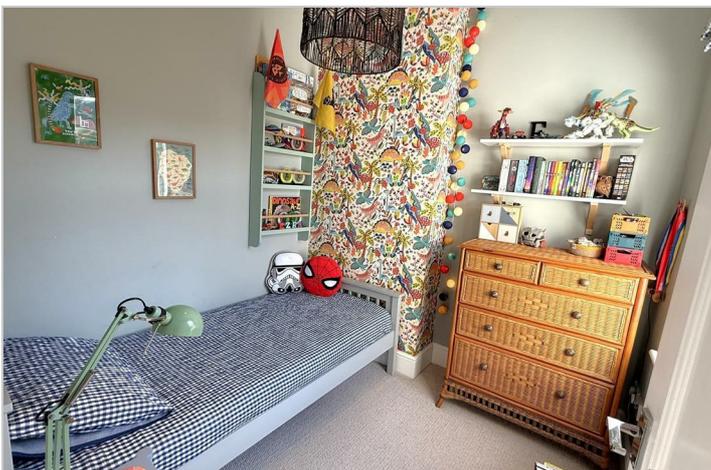
### Bedroom Three

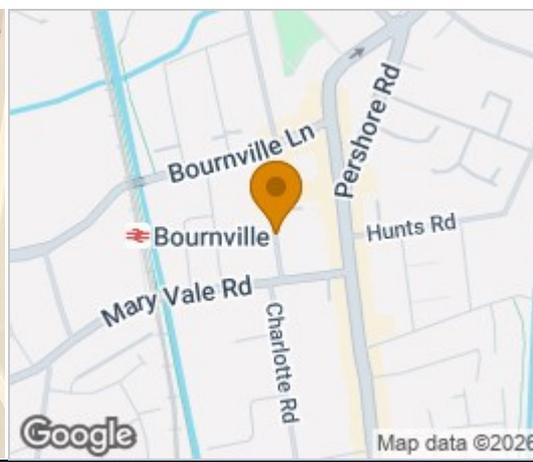
12'03" x 5'11" (3.73m x 1.80m)

With step leading into the room, double-glazed window to the rear aspect, ceiling light point and central heating radiator.

### Rear Garden

Accessed via the French doors from the dining area, the property enjoys a fully landscaped and mature rear garden. An initial patio area provides an ideal space for outdoor seating and entertaining and leads to the side return with storage and gated access to a communal walkway. Steps rise to the main garden area, beginning with a low-maintenance children's play area and leading onto a mature lawn. Further steps lead up to a raised decking area with additional seating space and attractive raised flowerbeds, creating a lovely private garden setting.





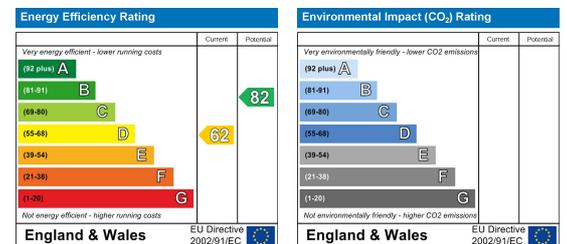
## Floor Plan



## 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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