

37 Blackthorn Close  
Bournville, Birmingham, B30 1SB

Offers In The Region Of £595,000



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**\*EXCEPTIONAL DETACHED HOME IN PRESTIGIOUS CUL-DE-SAC SETTING – NO ONWARD CHAIN\*** This is a rare opportunity to acquire a beautifully positioned detached home within one of the area's most desirable and tightly held cul-de-sacs. Offering generous proportions, a wealth of existing space and exciting scope for further enhancement, this is a home perfectly suited to those looking to create something truly special. Set behind a sweeping driveway and framed by mature planting, the property enjoys an impressive approach and an immediate sense of privacy and character. Internally, the accommodation is both versatile and well-balanced, with extended living space that provides an excellent foundation for modern family life, whilst still offering clear potential for further refinement. A particular highlight of this home is the outstanding outdoor space. The property benefits from a stunning, mature rear garden along with an additional plot, offering rare flexibility and a wonderful sense of space—ideal for families, entertaining or future landscaping ambitions. The inclusion of two garages further enhances the practicality. To the upper levels, in addition to the well-proportioned bedrooms, there is also a loft room providing valuable additional space, ideal for a home office, hobby room or further accommodation, subject to any necessary consents. Perfectly positioned for the highly regarded local schools, beautiful nearby parks and the excellent amenities of Bournville and Northfield, the location also offers superb commuter links. Offered to the market with no onward chain, opportunities of this calibre within such a prime setting are exceptionally rare, and we have no doubt this will generate significant interest! Call our Bournville sales team to book in!



#### **Approach**

This wonderful period detached family home is approached via a double driveway with mature front fore garden with lawns and decorative flowerbeds being well stocked to boundaries, driveway in-turn leading to accompanying side garages, one with wooden opening double doors, the other with metal up and over door and also steps and pathway leading to a ornate storm porch and hardwood original style front entry door opening into:

#### **Entrance Hallway**

With decorative wooden panelling, stairs giving rise to the first floor, ceiling light point, central heating radiator, and internal door opening into:

#### **Under Stairs WC**

5'10" x 2'09" (1.78m x 0.84m)

With wall hung wash hand basin with hot and cold taps, low flush WC, fully tiled to walls, single glazed window to the garage with secondary glazing, red quarry tiled floor covering and ceiling light point.

#### **Dining Room**

14'07" into bay x 11' (4.45m into bay x 3.35m)

From hallway original door opens into dining room with double glazed bay window to the front aspect, wall mounted electric radiator, inset floor mounted log burning stove on tiled hearth and chimney breast recess, ceiling light point and dado rail.

#### **Extended Living/Diinnng Room**

19'08" x 14'06" (5.99m x 4.42m)

Living area with ceiling light point, shelving to recess, central heating radiator and open walkway into further dining/living extension. With picture sliding aluminium framed door giving lovely views to the rear garden, further aluminium framed window to the side aspect,

#### **Kitchen**

12'01" x 7'06" (3.68m x 2.29m)

With a hardwood selection of wall and base units with one and a half bowl sink and drainer with hot and cold mixer tap, aluminium framed double glazed window to the rear aspect, strip ceiling light point, red quarry tiled floor covering, inset Rayburn, tiling to splash backs, glazed door opening into side garage and utility and bi-folding door opens into:



#### Rear Extension Hall

With laminate floor covering, ceiling light point, single glazed windows with secondary glazing to the side aspect and internal door opens into:

#### Home Office

11'04" x 12'04" (3.45m x 3.76m)

With aluminium framed double glazed window to the rear aspect, aluminium framed double glazed French door to the side and rear patio area, two wall mounted light points and wall mounted electric heater.

#### Utility

11' x 8'06" (3.35m x 2.59m)

From kitchen glazed door and step leads into utility with plumbing facility for washing machine and dishwasher, strip ceiling light point, red quarry tiled floor covering, a selection of wall and base units, tiled splash backs, wooden exterior door to side return, double glazed window to side and sliding door opening into garage and further step and glazed interior door opening into:



#### Ground Floor WC

12'10" x 4'09" (3.91m x 1.45m)

With low flush WC, tiled to quarter wall height and ceiling light point.

#### First Floor Accommodation

From hallway turning staircase gives rise to the first floor landing with stained glass leaded light window with secondary glazing to the side aspect, ceiling light point, pull down ladders to loft area and door opening into:

#### Extended Bedroom One

12'01" x 12'09" (3.68m x 3.89m)

A spacious principal bedroom with an open archway leading to a versatile additional area, ideal as a dressing room, office or potential fourth bedroom.



#### Office/Dressing Area/Potential Bedroom Four

13'01" x 5' 11" (3.99m x 1.52m 3.35m)

With central heating radiator, double glazed window to the rear aspect, laminate wood effect flooring, recessed spots to ceiling and is currently used as a home office.

#### Bedroom Two

14'05" into bay x 11'01" (4.39m into bay x 3.38m)

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

#### Bedroom Three

9'04" x 8'08" (2.84m x 2.64m)

With double glazed window to the rear, wall mounted electric radiator, picture rail and ceiling light point.

#### Separate WC

6'01" x 3' (1.85m x 0.91m)

With low flush WC, frosted double glazed windows to the side aspect and ceiling light point.



### Bathroom

6'09" x 8'03" (2.06m x 2.51m)

With a panel bath with electric shower over and hot and cold mixer tap, double glazed frosted window to the front aspect, wall hung wash hand basin with hot and cold taps, heated towel rail, ceiling light point, various in-built airing cupboards and tiling to splash backs.

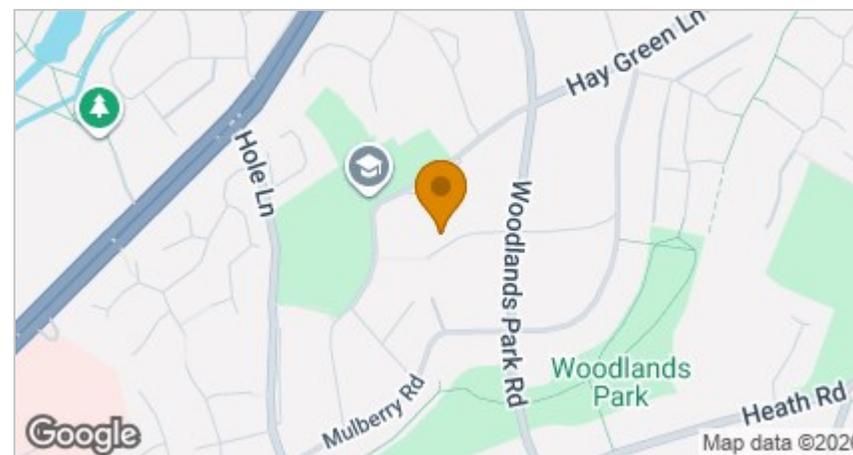
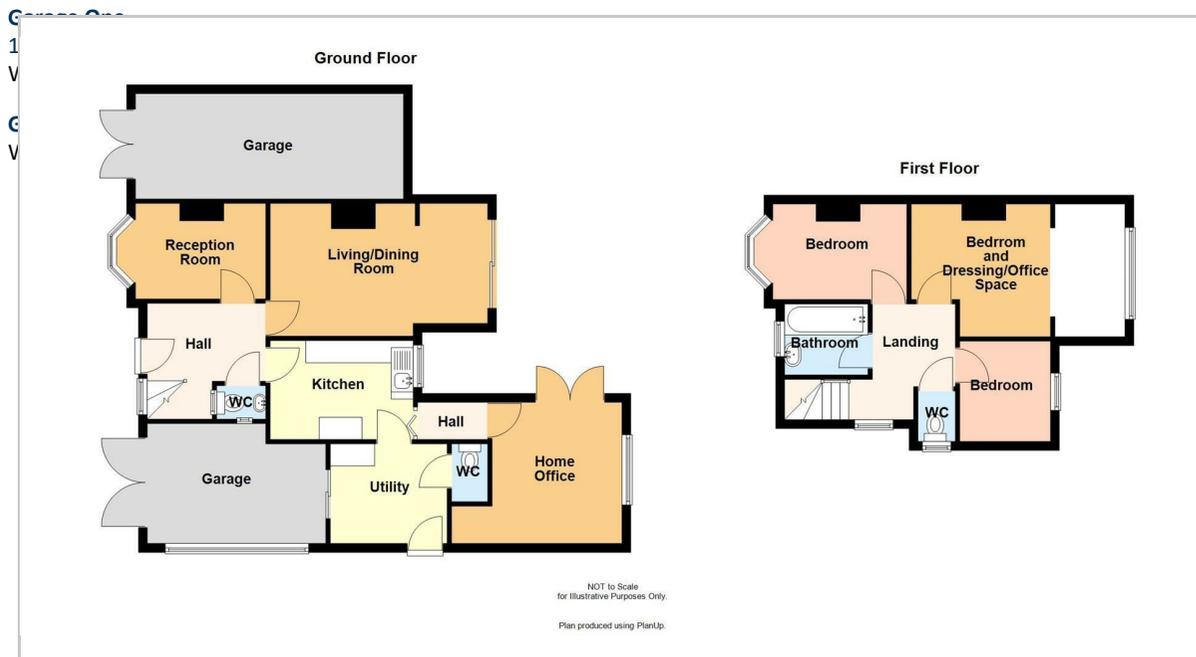
### Loft

14'4" x 10'7" (4.37m x 3.23m )

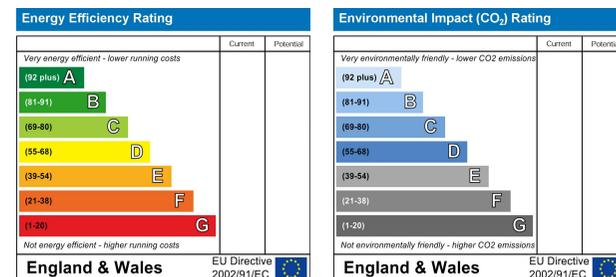
From first floor landing with pull down ladder gives rise to the top floor loft with Velux roof light, exposed beams, low walkway into the rear of the loft. with a further loft area with strip ceiling light point.

### Rear Garden

A truly outstanding feature of the home and a real rarity for the area. The property enjoys a substantial, beautifully established rear garden which has been thoughtfully landscaped and meticulously maintained over many years. Immediately to the rear is a paved patio area, ideal for outdoor seating and entertaining, with a winding pathway leading through the grounds. The garden opens out onto a generous, well-kept lawn, bordered by mature hedging which provides a high degree of privacy. A particularly attractive feature is the collection of established fruit trees, creating a charming orchard-style setting and giving the garden real character. Further areas include well-stocked flowerbeds, shaped borders and a variety of mature shrubs and planting, offering colour and interest throughout the seasons. To the rear, there is an additional garden area with greenhouse, outbuildings and further lawn, making this an ideal space for keen gardeners or those looking for a versatile outdoor environment.



### Energy Efficiency Graph



### 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.

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243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: [bournville@ricechamberlains.co.uk](mailto:bournville@ricechamberlains.co.uk) [ricechamberlains.co.uk](http://ricechamberlains.co.uk)