



19 Old Barn Road

Bournville, Birmingham, B30 1PY

Offers In The Region Of £365,000



GREAT LOCATION, LOTS OF POTENTIAL, MUST VIEW! A superb opportunity to purchase this spacious, extended three-bedroom semi-detached family home located in a lovely, leafy setting in the heart of Bournville. Perfectly positioned for everything the area has to offer, the property is ideally placed for access to highly regarded local schools, excellent transport links, beautiful nearby parks and a wide range of amenities. The house itself offers lots of potential and, although it would benefit from some updating, it presents a fantastic opportunity for the right buyer to modernise and create a wonderful long-term family home in a highly desirable location. The accommodation includes a driveway and fore garden leading to a welcoming entrance hallway, a bright front living room, an extended rear reception room with views over the garden, a kitchen, a side garage with conversion potential (subject to the relevant consents), and an excellent private and leafy rear garden. To the first floor there are two good size double bedrooms, a further well-proportioned single bedroom, and a family bathroom. To arrange your viewing, please contact our Bournville sales team today.



Approach

This extended three bedroom semi detached property is approached via a front block paved driveway providing off street parking with Cotswold stone pathway and front fore lawn with decorative shrubs to boundaries, leading to pathway with access to side lean-to and UPVC double glazed front entry door with accompanying frosted double glazed window to the front opens into:

Entrance Hall

With original red quarry tiled floor covering, frosted double glazed window to the side aspect, ceiling light point, stairs with balustrades gives rise to the first floor, central heating radiator and stripped pine internal doors opens into:

Front Reception Room

12'04" x 11'02" (3.76m x 3.40m)

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

Extended Rear Living/Dining Room

20' x 10'08" to alcove (6.10m x 3.25m to alcove)

With ceiling light point, exposed wooden floor covering, gas fire on raised hearth with wooden mantle piece and surround, central heating radiator, two wall mounted uplighters and double glazed sliding patio doors giving views and access to the rear garden.

Kitchen

11'11" x 4'03" min x 6'08" max (3.63m x 1.30m min x 2.03m max)

With a selection of base units and storage shelves, space facility for fridge freezer, space facility for an electric cooker and dishwasher, stainless steel sink and drainer with hot and cold taps, red quarry tiled floor covering, four single glazed window to the side and rear aspects, single glazed exterior door giving access to the side lean-to, door opening into under stairs storage cupboard / pantry, ceiling light point, tiling to half wall height, under stairs pantry with red quarry tiled floor covering, double glazed window to side lean-to, fuse board and in-built shelving.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with an over stairs storage cupboard, loft access point, ceiling light point, double glazed window to the side aspect and interior doors opens into

Bathroom

6'10" x 7'03" (2.08m x 2.21m)

With panel bath with hot and cold taps, corner entry shower with mains power shower over, low flush WC, wash hand basin on pedestal with hot and cold taps, fully tiled to walls, central heating radiator and ceiling light point.

Bedroom One

12' x 11'02" (3.66m x 3.40m)

With double glazed window to the front aspect, exposed wooden floor covering, central heating radiator and ceiling light point.

Bedroom Two

11'05" x 10'07" (3.48m x 3.23m)

With double glazed window to the rear aspect, ceiling light point, in-built storage cupboard to alcoves and central heating radiator.

Bedroom Three

6'02" x 8'6" (1.88m x 2.59m)

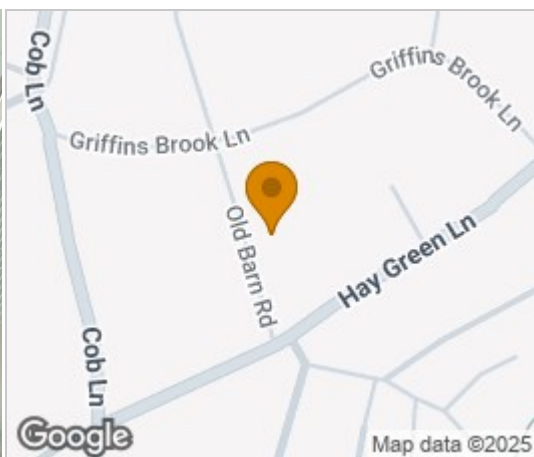
With exposed wooden floor covering, double glazed window to the front aspect, wall mounted Vaillant boiler, ceiling light point and central heating radiator.

Rear Garden

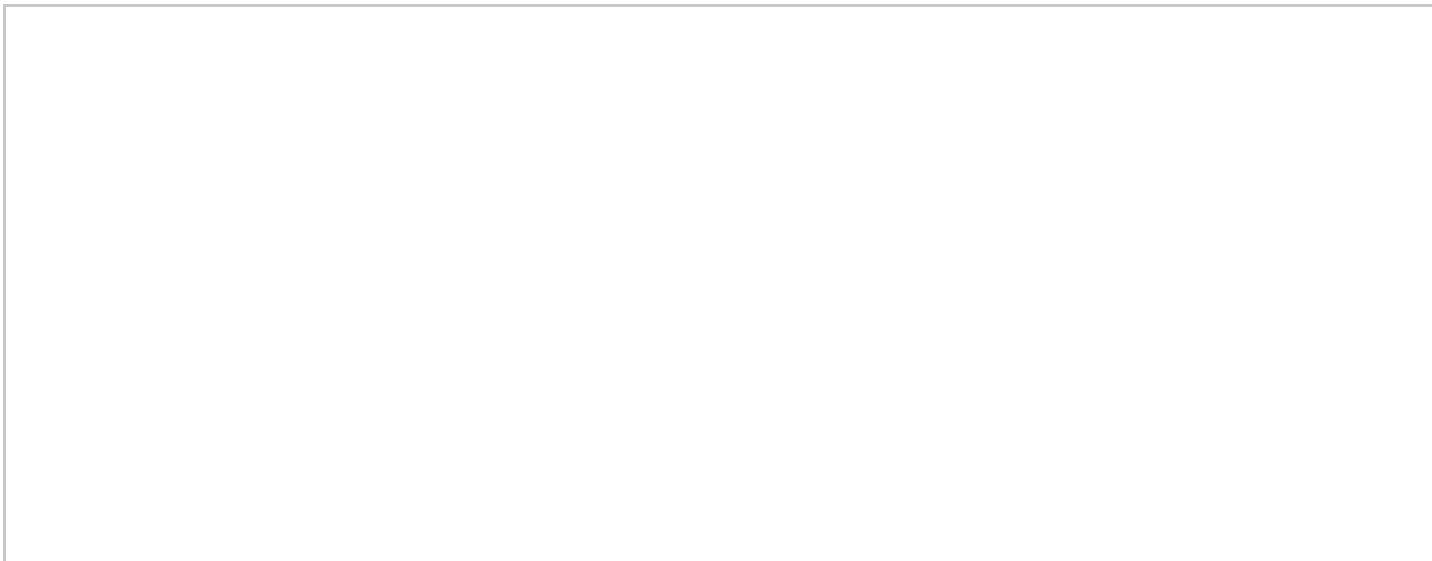
Being accessed from the kitchen or patio doors in the living/dining room leads to a full width raised block paved patio leading to the side return with the potential garage/lean-to, also wooden opening door leads into an outside WC with low flush WC and frosted single glazed window to garden. Main

garden with steps down from the patio leads to a superb mature garden with various patio areas, mature lawn and decorative flowerbeds to all borders with a varied selection of mature trees, plants and shrubs and leading to the end of the garden with a path leading to rear woodland area offering further potential and being finished in the main with panel fencing to all borders.





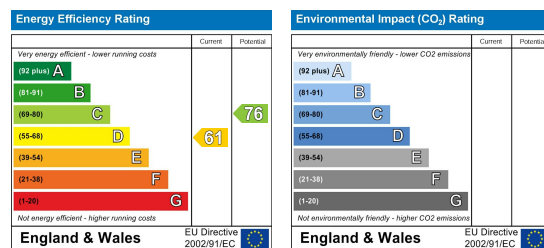
Floor Plan



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.