



115 Midland Road

Cotteridge, Birmingham, B30 2EN

Offers In The Region Of £320,000



SUBSTANTIAL AND SURPRISINGLY SPACIOUS THREE BEDROOM HOME WITH NO CHAIN!

This is a delightful, three-bedroom, three-storey extended period terrace home, ideally positioned on the much sought-after Midland Road in Cotteridge. Lovingly maintained and significantly improved over the years, the property offers extensive accommodation throughout and a superb rear garden – you won't find better. Full of character features, this spacious home boasts three double bedrooms and has been tastefully updated and extended to provide excellent space and style in a location that's hard to beat. Just a short stroll from Cotteridge Park, you'll also benefit from excellent transport links via nearby Bournville and Kings Norton train stations. You're also well-placed for Bournville Village, Stirchley High Street, and all the local amenities in Cotteridge – not to mention a selection of highly regarded schools close by. This charming period home is offered with no onward chain and includes: front reception room with bay window, rear dining room with beautiful fireplace, stylish breakfast kitchen with French doors opening onto the private West facing rear garden, inner lobby, ground floor utility/WC/shower room, and a large, mature rear garden. Upstairs, the first floor offers two generous double bedrooms, a separate dressing area, and a superb four-piece bathroom. The top floor boasts a fantastic dormer loft conversion, providing a third double bedroom with stunning views. You'll be hard-pressed to find better! To arrange your viewing, please contact our Bournville Sales Team today.



Approach

This vastly improved, extended, and enlarged three-bedroom period mid-terrace is approached via a wrought iron entrance gate leading to a pathway, bordered by a low-maintenance front fore garden with mature privet hedging, established shrubs, and a feature planting area beneath the bay window. The pathway then leads to a stylish composite front entry door with a double-glazed transom window above, opening into:

Entrance Vestibule

With exposed wooden floor covering, wall mounted light point and glazed internal door opens into:

Main Hallway

With continued exposed wooden floor covering, central heating radiator, ceiling light point, stairs giving rise to the first floor landing and interior door opening into:

Front Reception Room

14'6" to bay x 9'4" (4.42m to bay x 2.84m)

With double glazed bay window to the front aspect, cornice to ceiling, ceiling light point, in-built meter cupboard, shelving to alcoves, central heating radiator and door opening into a bright spacious rear reception room.

Rear Reception Room

12'10" x 13'02" (3.91m x 4.01m)

With continued exposed wooden floor covering, a door to under stairs storage cupboard, picture rail, double glazed window to the rear aspect, ceiling light point, central heating radiator, three wall mounted uplighters, inset gas fire on raised hearth and surround and interior door opens into:

Kitchen

14' x 7'07" (4.27m x 2.31m)

With double glazed French doors to side return, a further double glazed window to the side with space for dining table and chairs. Kitchen comprising selection of matching wall and base units with integrated one and a half bowl stainless steel sink and drainer with hot and cold mixer tap, space facility for slimline dishwasher, space facility for freestanding gas cooker, space facility for fridge freezer, wood effect work surface, tiling to splash backs, ceiling light point, tiling to flooring, central heating radiator and door opening into:

Outer Lobby

With a further UPVC double glazed door to the side return, internal door opening into boiler cupboard housing the Vaillant combination boiler and in-built shelving and door from lobby opens into:

Ground Floor Shower Room

7'04" x 6'08" (2.24m x 2.03m)

With space and plumbing for washing machine, low flush push button WC, walk-in shower with mains powered shower over, wash hand basin on pedestal with hot and cold mixer tap, frosted double glazed window to the side aspect, central heating radiator, wall mounted extractor fan and ceiling light point.

First Floor Landing

From hallway stairs give rise to the first floor landing with stairs giving rise to the top floor accommodation, three drop down ceiling light points, dressing area with in-built storage space, shelving, ceiling light point and central heating radiator and interior door opens into:

Bedroom One

12'03" x 12'08" (3.73m x 3.86m)

With two double glazed windows to the front aspect, ceiling light point, wall mounted uplighters, central heating radiator and in-built shelving to alcoves.

Bedroom Two

9'11" x 10'04" (3.02m x 3.15m)

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

Bathroom

7'01" x 9'06" (2.16m x 2.90m)

With a panel bath with hot and cold mixer tap and shower attachment, corner entry walk-in shower with mains powered shower, low flush WC, wash hand basin on pedestal with hot and cold mixer tap, exposed wooden floor covering, double glazed window to the rear aspect, central heating radiator, wall mounted extractor and tiling to splash backs.

Top Floor Accommodation

15'8" max x 12'4" (4.80m max x 3.76m)

From the first floor landing turning staircase gives rise to a superb top floor principle suite divided into two sections. With an initial bedroom or living area with double glazed French doors and side double glazed windows to Juliette balcony, ceiling light point, wall mounted light point, over door storage area, central heating radiator and open walkway into:

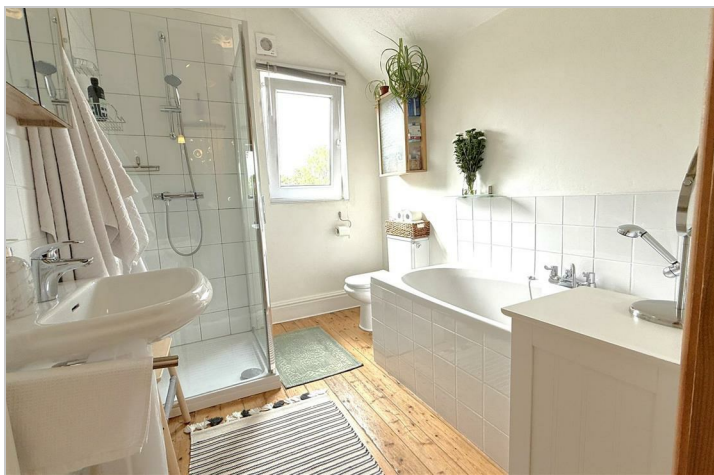
Bedroom Area

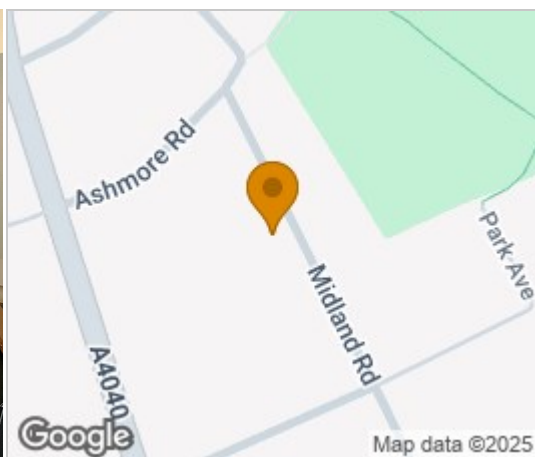
restricted head height 11'6" x 12'4" (restricted head height 3.53m x 3.78)

With two double glazed Velux roof lights to the front aspects, further central heating radiator and two wall mounted light points.

Rear Garden

A superb private rear garden, thoughtfully landscaped and divided into distinct sections, with a lockable gate giving access to the rear entry to Midland Road. The rear garden begins with a side return patio—ideal for outdoor seating and entertaining. This opens via a low-level wall onto a neatly lawned area bordered by mature hedgerows. A central pathway then leads to a further garden section, beautifully adorned with well-stocked, mature flowerbeds on all sides. At the rear, the garden opens into a tranquil space featuring additional seating areas surrounded by a diverse array of established plants, trees, and shrubs. This section also includes garden storage rooms—one of which offers exciting potential for conversion—along with a hardstanding area suitable for a garden shed.





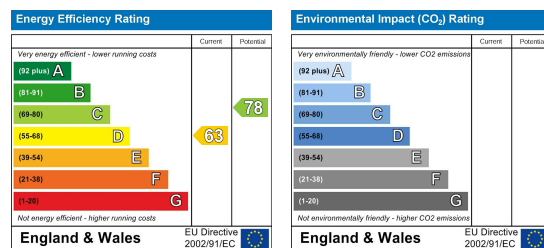
Floor Plan



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.

Energy Efficiency Graph



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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.