



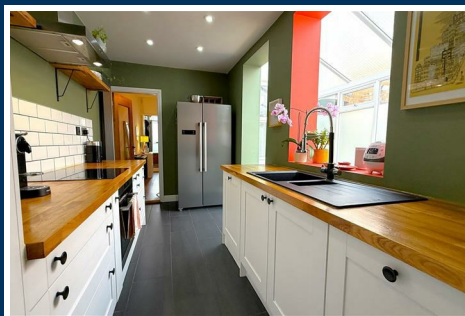
20 Regent Street

Stirchley, Birmingham, B30 2LG

Offers Over £290,000



*** EXTENDED - LARGER THAN AVERAGE PERIOD HOME IN GREAT LOCATION!*** Located in this highly sought-after location in the heart of Stirchley is this beautiful, sizable period home, which has been vastly upgraded throughout and having all the area has to offer on your doorstep, including a short walk into Stirchley village with all of its well renowned independent shops, restaurants, breweries and amenities alongside excellent commuter links via nearby Bournville train station plus you have leafy Bournville close at hand as well as the local schools and lots of green space! The house itself has been extended over the years to offer excellent space and style which includes; pretty frontage, entrance vestibule, split level open plan living room and dining room, re-fitted kitchen opening into a side conservatory / dining extension, utility space, ground floor WC and a pleasant rear garden. To the first floor there are two good double bedrooms, dressing room / home office and a re-fitted bathroom. This super-stylish home is ready to move into! To book your viewing please call our Bournville team!



Approach

This larger than average and beautifully presented two bedroom mid terrace property is approached via a low level painted brick wall with a low maintenance front garden with shrubs and sculpture hedgerows and blue engineering brick pathway with step leading to a double glazed front entry door with accompanying double glazed window above opening into:

Entrance Vestibule

With a wall mounted electric fuse board and internal door opening into:

Dining Room

14'6" into bay x 12'7" (4.42m into bay x 3.84m)

With double glazed bay window to the front aspect, inset decorative cast iron fireplace on raised tiled hearth and wooden mantelpiece and surround, cornice to ceiling, ceiling light point, laminate wood effect floor covering, central heating radiator and glazed sliding internal doors and step leads into:

Living Room

15'10" x 12'07" (4.83m x 3.84m)

With open plan staircase giving rise to the first floor, further inset decorative cast iron fireplace with tiled surround and slate hearth and wooden mantle piece and surround, ceiling light point and ceiling rose, cornice to ceiling, double glazed window to the side dining room / conservatory, central heating radiator, continued laminate wood effect flooring, under stairs storage cupboard and oak glazed internal door opens into

Refurbished Kitchen and Conservatory

12'09" x 5'03" (3.89m x 1.60m)

Kitchen with a white shaker style matching selection of wall and base units with hard wooden block work surfaces with inset four ring burner AEG induction hob with integrated AEG oven below and stainless steel extractor above, one and a half ceramic sink and drainer with hot and cold mixer tap, space facility for an American style fridge freezer, integrated AEG dishwasher, recessed spots to ceiling, wall mounted grey contemporary column radiator and open walkway into dining conservatory. With continued slate tiled floor covering, double glazed French doors giving access and views to the rear garden, double glazed window to the side aspect, two wall mounted uplighters and central heating radiator.

Utility Space

6'09" x 4'01" (2.06m x 1.24m)

From the kitchen area open archway gives access to the utility space with plumbing facility for washing machine and tumble dryer, wooden block work surface incorporating stainless steel sink and drainer with hot and cold mixer tap, wall mounted cupboards, central heating radiator, continued slate tiled floor covering, frosted double glazed French door giving access to the side return and garden, wall mounted Worcester Bosch combination boiler, vaulted ceiling, ceiling spotlights and internal door opening into:

Ground Floor WC

6'03" x 3'04" (1.91m x 1.02m)

With corner fitted push button WC, corner fitted wash hand basin with hot and cold taps, double glazed frosted window to the rear garden, recessed spots to

ceiling, vaulted ceiling, continued slate tiled floor covering and further storage area.

First Floor Accommodation

From the living area open plan staircase gives rise to the first floor landing with two ceiling light points, loft access point with pull down ladder and internal door opening into:

Bedroom One

12'03" x 14'07" (3.73m x 4.45m)

With two double glazed windows to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

12'03" x 11'06" (3.73m x 3.51m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator, door opening into useful over stairs storage cupboard and decorative cast iron fireplace.

Home Office/ Dressing Room

6'05" x 6'11" (1.96m x 2.11m)

From landing area step and door leads into home office with double glazed window to the side aspect, ceiling light point and door opening into:

Refurbished Bathroom

7'03" x 6'110" (2.21m x 1.83m)

A well appointed bathroom with a claw footed bath

with hot and cold mixer tap and further shower attachment, glass shower screen and mains powered shower over, wash hand basin on pedestal with hot and cold mixer tap, low flush WC, double glazed window to the rear aspect, ceiling light point, complementary tiling to splash backs, further complementary tiling to floor and wall mounted heated chrome towel rail

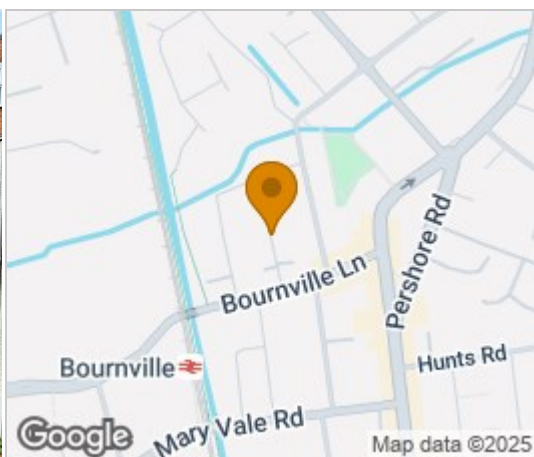
Loft Room

With excellent storage space, double glazed Velux roof light to the front aspect, being fully boarded, lighting and offering further potential.

Rear Garden

From the French doors steps leads onto an initial blue engineering brick pathway and patio area leading to the main garden area with shared neighbour access. The main garden area being laid with mainly mature lawn with inset sculpture flowerbeds with mature plants and shrubs and leading to the rear garden area with a further raised patio area with outside seating and a hardwood garden shed. Access via a alleyway to the front of the property.





Floor Plan

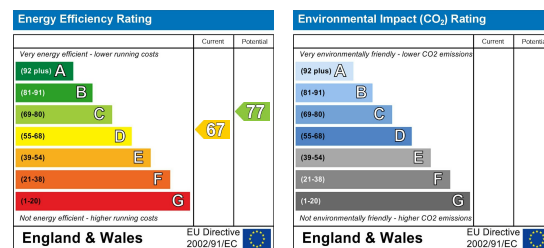
Regent Street -
NOT TO SCALE -
For illustrative
proposes only



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.