



175 Linden Road

Bournville, Birmingham, B30 1PA

Offers In The Region Of £369,950



BEAUTIFUL BOURNVILLE COTTAGE - STUNNING CONDITION AND WONDERFUL GARDEN!

This beautifully presented and extended three-bedroom terraced property is perfectly positioned and ideally located for access to several outstanding local schools, including Bournville Village Primary, St Francis C of E Primary, St Joseph's RC Primary, and Kings Norton Girls' and Boys' Secondary Schools, this home is ideal for families seeking quality education within walking distance. The property also benefits from excellent transport links, being conveniently located near Bournville and Kings Norton train stations, as well as local bus routes providing direct access to Birmingham City Centre. In addition, residents will enjoy easy access to a wide range of local amenities including Cotteridge, vibrant Strichley, Cotteridge Park, the popular Rowheath Park and Pavilion alongside having Bournville's Village green close at hand. Having been painstakingly updated over the years this lovely home offers great size bedrooms, gorgeous garden and flexible living space which in brief comprises; driveway and front garden, porch, entrance hall with herringbone flooring, lounge, dining room, breakfast kitchen, guest wc and a stunning garden. Upstairs there are three double bedrooms and a re-fitted bathroom. To book your viewing please call our Bournville team.



Approach

This delightful and beautifully presented three-bedroom cottage is approached via a generous paved driveway providing off-street parking for multiple vehicles. The frontage is enhanced by a mature fore lawn bordered by a rich variety of established trees, plants, shrubs, and hedgerows, ensuring both privacy and curb appeal. A storm porch, dedicated bin storage area, and wooden-framed French doors lead invitingly into the entrance porch.

Entrance Porch

Featuring a wall-mounted light point, characterful tongue and groove wall paneling, and a composite front door with frosted double-glazed side window opening into;

Entrance Hall

With feature stylish herringbone wooden flooring and Victorian-style radiator. The hall also offers under-stairs storage, access to a guest WC, and an open walkway into the main living areas. A staircase with decorative balustrades and a stair runner ascends to the first floor.

Front Reception Room

14' x 10'11" (4.27m x 3.33m)

Bright and inviting, with a triple-glazed casement window to the front aspect, Victorian-style radiator, ceiling light point, and elegant ceiling cornice.

Dining Room

14'05" x 8'11" (4.39m x 2.72m)

An excellent versatile space with triple glazed front-facing casement windows, continued herringbone flooring, alcove shelving, and French doors opening onto the rear garden.

Downstairs WC

5'08" x 2'07" (1.73m x 0.79m)

With a frosted double-glazed window to the rear, this convenient cloakroom includes a corner wash hand basin, low flush WC, and ceiling light point.

Dining/Kitchen

13'08" x 12'11" (4.17m x 3.94m)

Stylishly appointed with cream shaker-style wall and base units, quartz worktops, and tiled flooring. There's space for a Range cooker beneath an integrated extractor hood, a Belfast sink, Worcester Bosch combi boiler, and fittings for a washing machine. Dual aspect double-glazed windows and a rear access door ensure excellent natural light.

Recessed ceiling spotlights and a column radiator complete the space.

First Floor Accommodation

From the hallway stairs with runner and balustrades gives rise to the first floor landing with loft access point with pull down ladder and providing plentiful storage space, casement triple glazed window to the front aspect and internal doors opening into:

Modern Bathroom

6'06" x 6'02" (1.98m x 1.88m)

With panel bath with mains powered shower over, frosted double glazed window to the side aspect, wash hand basin on pedestal with hot and cold taps, low flush WC, contemporary tiled floor, tiling to splash backs, wall mounted extractor, heated chrome towel rail and recessed sports to ceiling.

Bedroom One

13'07" x 13'04" (4.14m x 4.06m)

With casement double glazed window to the front aspect, two ceiling light points, central heating radiator and double in-built storage cupboard to eaves space.

Dual Aspect Bedroom Two

14'07" x 8'11" max (4.45m x 2.72m max)

With triple glazed windows to the front aspect,

further double glazed window to the rear aspect, ceiling light point, central heating radiator.

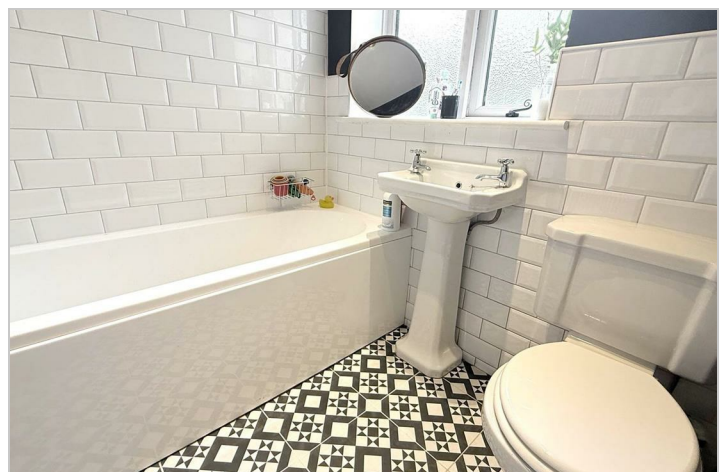
Bedroom Three

13'04" x 6'05" (4.06m x 1.96m)

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

Rear Garden

Accessed from either the kitchen or dining room, the stunning rear garden offers an initial block-paved seating area, ideal for entertaining. A Cotswold stone pathway meanders through manicured lawns and raised sleeper flowerbeds brimming with mature plants and shrubs. A further seating area, garden shed, and a covered pergola at the rear a lovely outdoor seating area backing onto the allotments. The garden is bordered with a mix of hedgerows and panel fencing and includes gated side access.

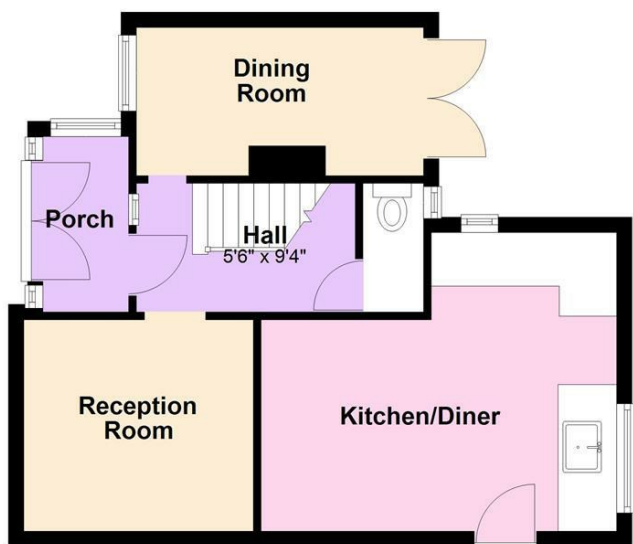




Floor Plan

Ground Floor

Approx. 444.7 sq. feet



First Floor

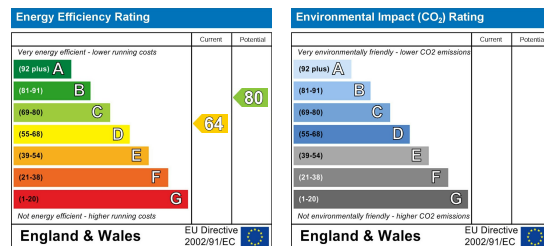
Approx. 363.5 sq. feet

Total area: approx. 808.2 sq. feet

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.