



5 Bosbury Terrace

Stirchley, Birmingham, B30 2PB

Offers In The Region Of £235,000



LOVELY QUIRKY, PERIOD TERRACE WITH NO CHAIN - BAGS OF CHARACTER! Tucked away down this lovely, leafy walkway is No.5 Bosbury Terrace, a pretty, characterful period mid-terrace which offers an abundance of charm alongside having the added benefit of having no onward chain. Ideally placed, nestled in the heart of Stirchley, just a short walk from the high street's vibrant independent restaurants, bars, shops, as well as local schools and excellent transport links, this property couldn't be better situated. Set along a walkway there's a low maintenance mature front garden, front reception room with period fireplace and bay window, rear kitchen - dining room, utility room and a lovely sunny rear courtyard garden. To the first floor there is an excellent main bedroom, second single bedroom / home office and a bathroom. To book your viewing of this lovely home please call our Bournville sales team.



Approach

This pretty and quirky two-bedroom terrace is accessed via a communal walkway flanked by beautifully maintained front gardens. Number 5 Bosbury Terrace benefits from mature hedgerows and low-level panel fencing, creating a sense of privacy. The low-maintenance stone fore garden is attractively planted with a variety of plants and flowering shrubs, providing year-round colour and interest. A pathway leads to a shared walkway, guiding you to the property's entrance: a composite double-glazed front door with a frosted glazed panel above, offering both style and security.

Front Reception Room

11'8" x 13'3" into bay (3.56m x 4.04m into bay)

With decorative cornicing to the ceiling and a classic picture rail, this charming reception room features in-built shelving and cupboards neatly fitted into the alcoves, ideal for storage and display. An inset gas fire (untested) sits on a raised tiled hearth, framed by a wooden mantelpiece and surround, creating a cosy focal point. A double-glazed bay window to the front aspect allows for plenty of natural light, complemented by a central heating radiator, original stripped floorboards and ceiling light point. In-built meter cupboards are also discreetly housed within the room. A stripped pine internal door leads through to:

Inner Lobby Area

Featuring a tiled-effect floor covering, this area includes a door opening into a useful under-stairs storage cupboard—ideal for household essentials. A step then leads down into:

Kitchen/Dining Room

12'05" x 11'10" (3.78m x 3.61m)

Fitted with an L-shaped range of matching wall and base units with roll-edge work surfaces, this well-appointed kitchen includes an integrated fridge, a built-in Hisense oven, and a four-ring Logic electric induction hob. A stainless steel sink and drainer with hot and cold mixer tap is set beneath a double-glazed window overlooking the rear aspect. The space is finished with tiled splashbacks, continued tiled-effect flooring, a central heating radiator, and stairs rising to the first-floor landing. A door and step lead into:

Utility

8'03" x 5'05" (2.51m x 1.65m)

This additional space offers further base units, a circular stainless steel sink with hot and cold mixer tap, and a work surface ideal for utility use. A recently fitted wall-mounted Vaillant combination boiler is housed here, alongside plumbing facilities for a washing machine. The room also benefits from a central heating radiator, ceiling light point, and a double-glazed window to the side aspect. A

UPVC double-glazed exterior door provides access to the rear garden.

Rear Garden

The rear garden is designed for low maintenance, fully slabbed and complemented by decorative raised flowerbeds that incorporate a variety of mature plants, trees, and shrubs. Feature exposed brick walling adds character, while a wooden rear access gate provides practical entry from the rear.

First Floor Accommodation

From the kitchen/diner, stairs rise to the first floor landing, which features a ceiling light point, loft access hatch, and stripped pine internal doors leading to:

Bedroom One

11'07" x 11'09" (3.53m x 3.37m)

With decorative cornicing to the ceiling and a classic picture rail, this bright room benefits from a double-glazed window to the front aspect and a central heating radiator. A step leads up to an over-stairs storage cupboard, which also provides partial loft access.

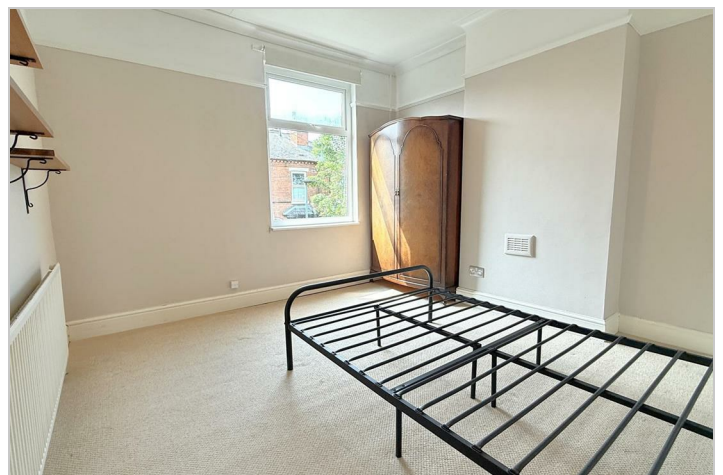
Bedroom Two

A well-proportioned room featuring a double-glazed window to the rear aspect, cornicing to the ceiling, and a ceiling light point. Wall-mounted shelving is neatly fitted within the alcoves, and a central heating radiator completes the space.

Bathroom

9'01" x 4'10" (2.77m x 1.47m)

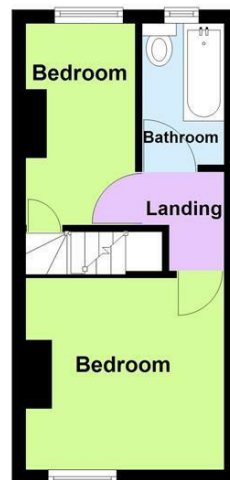
The bathroom is fitted with a panelled bath with a Triton electric shower over, a wash hand basin on pedestal with hot and cold taps, and a low-level push-button WC. Additional features include a central heating radiator, frosted double-glazed window to the rear aspect, ceiling light point, cornicing to the ceiling, and tiling to splashback areas.





Floor Plan

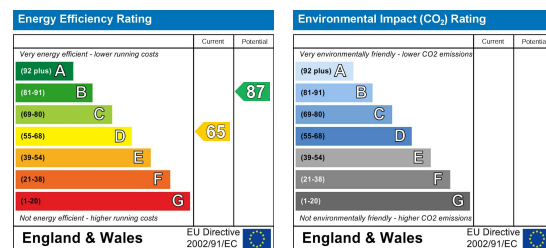
Bosbury Terrace - NOT TO SCALE - For illustrative purposes only



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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1.1 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.