



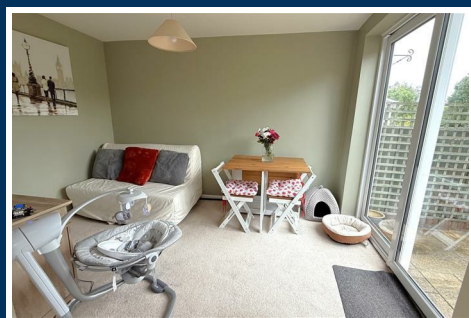
34 Hole Farm Road

Bournville, Birmingham, B31 2BP

Asking Price £320,000



WELL PRESENTED AND THOUGHTFULLY UPDATED THREE BEDROOM FAMILY HOME! Nestled on a quiet side road just off Hole Lane, this superbly maintained and stylishly modernised three-bedroom end-of-terrace family home has been lovingly updated by the current owners. Perfectly positioned for access to both Northfield and Bournville amenities—including highly regarded local schools—this property also benefits from excellent transport links via nearby Bristol Road. Convenient connections to the Queen Elizabeth Hospital, Royal Orthopedic Hospital, University of Birmingham, and Birmingham City Centre, as well as easy access to the wider motorway network, make this an ideal location for families and commuters alike. The accommodation has been thoughtfully improved and comprises: a front driveway, entrance porch, welcoming living room, and an open-plan dining room and kitchen. A useful side utility room and side passageway lead to a partially converted garage—currently arranged as a store/workroom but offering excellent potential as a home office or playroom. The front section of the garage remains for storage and is accessible from the driveway. Upstairs, you'll find three generously sized bedrooms and a spacious, refitted bathroom. The home is completed by a mature, well-kept rear garden with a patio area—ideal for relaxing or entertaining. To arrange your viewing, please contact our Bournville sales team



Approach

This beautifully presented and thoughtfully extended three-bedroom end-of-terrace home is set behind a stylish block-paved driveway, offering ample off-street parking for multiple vehicles. The frontage is enhanced by a mature fore lawn and decorative sculpted flowerbeds along the borders, all framed by charming picket fencing for added character and kerb appeal. A metal garage doors provides access to a partial garage for additional storage or parking flexibility. Side access is available for convenience, while a UPVC double-glazed front door welcomes you into the home's well-maintained interior.

Entrance Porch

With double glazed windows to the front and side respectively, tiled floor covering, wall mounted electric fuse box and single glazed frosted hardwood front entry door opening into:

Front Reception Room

11'9" x 14'01" (3.58m x 4.29m)

Features a ceiling light point, a central heating radiator, and a double-glazed window to the front aspect, allowing natural light to brighten the space and offering a pleasant outlook over the landscaped front garden.

Inner Lobby Area

With stairs giving rise to the first floor landing, ceiling light point and further internal door opening into:

Open Plan Kitchen and Dining Room

14'03" x 7'9" (4.34m x 2.36m)

The well-appointed kitchen is fitted with a coordinated range of matching wall and base units, topped with practical roll-edge work surfaces. It boasts a range of integrated appliances including a Neff four-ring induction hob, double

oven, fridge, freezer, and a slimline dishwasher. A stainless steel sink and drainer with hot and cold mixer tap is set beneath a double-glazed window overlooking the rear aspect, bringing in ample natural light. Complementary tiling to the splashbacks and a tiled floor covering provide both durability and style. The ceiling is finished with recessed spotlights for a clean, modern feel. A UPVC double-glazed frosted door gives direct access to the side outer lobby and utility area, while the kitchen itself opens seamlessly into the dining area, creating an ideal layout for both everyday living and entertaining.

Dining Area

8' x 11'08" (2.44m x 3.56m)

With double glazed sliding patio doors giving views and access to the rear garden and ceiling light point.

Side Lean-To/Utility

12'04" x 4'11" (3.76m x 1.50m)

With tiled floor covering and opens to utility area with a selection of wall and base units with roll edge work surface, space facility for washing machine and tumble dryer, ceiling light point, double glazed window and double glazed exterior door giving views and access to the rear garden and further double glazed door opens into:

Side Return

With UPVC frosted double glazed door giving access to the front driveway, wall mounted electric radiator, two wall mounted light points and doors opens into:

Converted Garage/Workshop

7'09" x 9'06" (2.36m x 2.90m)

Workshop offers a selection of base units, storage options, ceiling light point and wall mounted electric radiator. A storage area with in-built shelving and a wooden interior door opens into:

Partial Garage

7'4" x 7'01" (2.24m x 2.16m)

Offering storage space, ceiling light point and metal opening doors to driveway.

Rear Garden

An excellent landscaped rear garden offering an initial full width block paved patio with then steps and low level walling leading to the main garden area with further block paved patio and seating areas, central lawn area and decorative flowerbeds to all borders housing a varied selection of mature plants, shrubs and trees and being finished with panel fencing to all surrounds.

First Floor Accommodation

From inner lobby area stairs gives rise to the first floor landing with ceiling light point, loft access point, central heating radiator and doors opening into:

Re-Furbished Bathroom

8'11" x 4'11" (2.72m x 1.50m)

With contemporary bath with hot and cold mixer tap and powered shower over, wash hand basin on vanity unit with hot and cold mixer tap and under sink storage, low flush WC, contemporary tiling to all splash backs, tiled effect flooring, two frosted double glazed windows to the rear aspect, recessed spots to ceiling and heated chrome towel rail.

Bedroom One

10'02" x 14'011" (3.10m x 42.95m)

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

Bedroom Two

11'08" x 9'10" (3.56m x 3.00m)

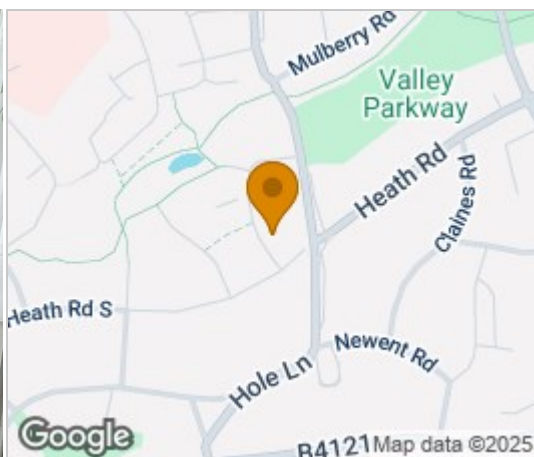
With double glazed window to the front aspect, ceiling light point, central heating radiator and double in-built wardrobes with overhead storage units..

Bedroom Three

8'2" x 12'10" max (2.49m x 3.91m max)

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





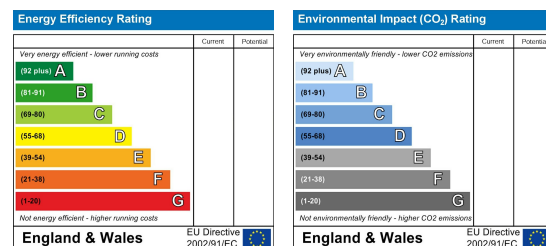
Floor Plan



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.