



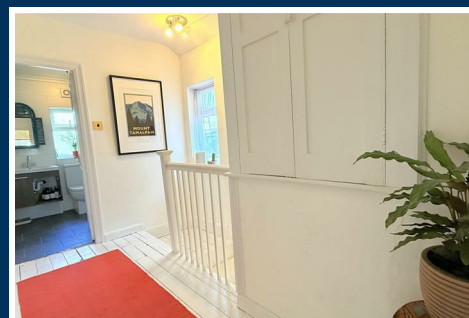
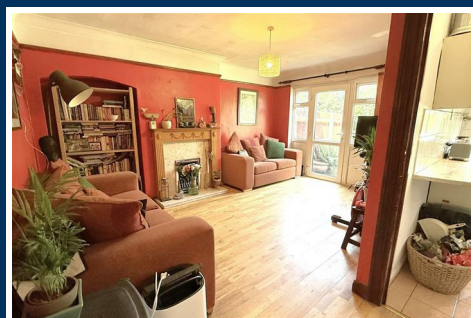
72 Cartland Road

Stirchley, Birmingham, B30 2SE

Offers Over £260,000



***SUPERB THREE BEDROOM FAMILY HOME IN GREAT LOCATION!** Situated on the ever-popular Cartland Road, right on the sought-after border of Stirchley and Kings Heath, this sizeable and nicely presented three bedroom semi-detached home offers superb space for a family with the potential to further improve. Ideally located for access to Stirchley's flourishing high street, Kings Heath's array of amenities, and excellent transport links including Bournville train station, offering swift connections to the QE Hospital, University and City Centre — with the Pineapple Road station opening soon just a stones throw away with connections to Kings Heath, Moseley and City Centre. Highly regarded local schools are also within easy reach. The accommodation comprises: fore garden, a welcoming entrance hallway, front living room, dining room, kitchen and a rear garden. Upstairs, there are two good bedrooms, further good size single and a bathroom. To arrange your viewing, contact our Bournville Sales Team today! Council Tax Band: B.



Approach

The property is approached via wrought iron front-opening gates. There is a mature front fore garden with hedgerows and shrubs to the boundaries. Steps lead down to a front block-paved patio area. A side gate provides access to the rear garden. The front lawn features a rockery with a range of plants and shrubs.

Entrance Hall

Accessed via a hardwood glazed front entry door. The hallway includes a tiled floor, ceiling light point, central heating radiator, and a double-glazed window to the side. There is also a door to a storage cupboard housing the electric fuse box and a second double-glazed window to the side.

Living Room

14'05 x 10'09 (4.39m x 3.28m)

Located at the front of the property. Features include a double-glazed bay window, built-in meter cupboard, shelving in the alcoves, ceiling light point, central heating radiator, and hardwood flooring.

Rear Living / Dining Room

14'01 (max) and 9'09 (min) x 15'00 (4.29m (max) and 2.97m (min) x 4.57m)

Accessed from the hallway through a rear door, the living/dining room has a continued hardwood floor covering. The room includes a set gas fire on a raised hearth with wooden mantel surround, feature archways into the alcoves, picture rail, and coving to the ceiling. A double-glazed rear door with accompanying side windows provides access to and views over the rear garden. There is a glazed internal door leading into the kitchen.

Kitchen

8'11 x 5'10 (2.72m x 1.78m)

Entered via a glazed door from the living/dining room. The kitchen comprises a selection of wall and base units, tiled flooring, laminate work surfaces, and a stainless steel sink and drainer with hot and cold taps. A double-glazed window overlooks the rear garden, and a timber glazed external door provides side access to the return. There is space for a freestanding gas cooker and an under stairs area currently used for fridge freezer storage.

Landing

Accessed via a staircase from the entrance hall, which features a decorative balustrade. The landing includes a double-glazed window to the side elevation, ceiling light point, and an over-stairs storage cupboard housing the combination boiler.

Bathroom

6'11 x 6'10 (2.11m x 2.08m)

Comprising a low-flush WC, panel bath with mains-powered shower over, wash hand basin set into a vanity unit with hot and cold mixer tap. Features include a frosted double-glazed window to the rear, slate tiled flooring, fully tiled walls, wall-mounted extractor fan, and ceiling light point.

Bedroom One

15'01" x 8'11" (4.60m x 2.72m)

Located at the rear of the property. Includes laminate wood flooring, double-glazed window, ceiling light point, and central heating radiator.

Bedroom Two

11'01" x 8'04" (3.38m x 2.54m)

Rear-facing room with double-glazed window, laminate wood flooring, ceiling light point, and central heating radiator.

Bedroom Three

7'04" x 9'04" max (2.24m x 2.84m max)

Front-facing bedroom with laminate wood flooring, double-glazed window, ceiling light point, and central heating radiator.

Garden

Accessed via the rear living/dining room or through the side return. Initial block-paved patio area leads onto a lawned main garden. Mature plants, trees, and shrubs border the lawn. The garden is enclosed with panel fencing to all sides.

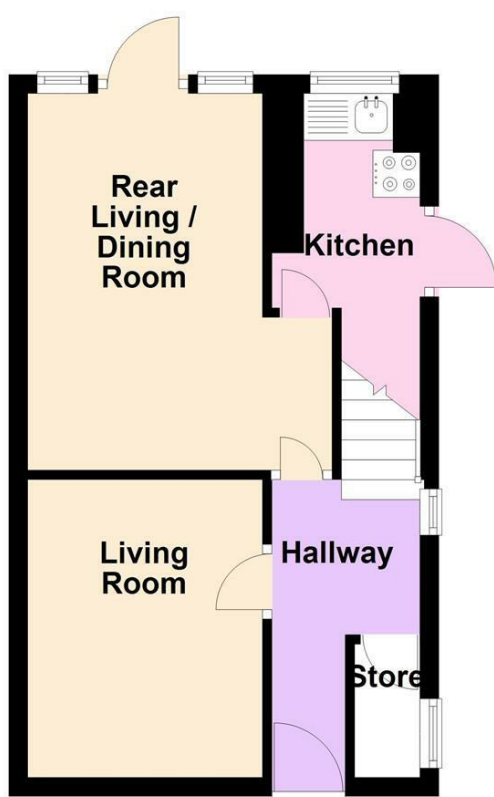




Floor Plan

Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)

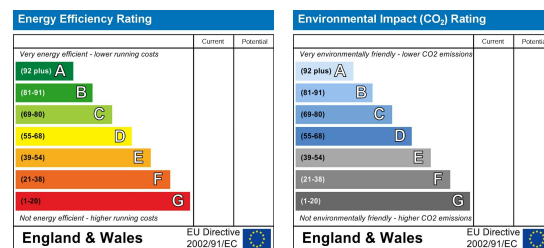


Total area: approx. 60.7 sq. metres (653.7 sq. feet)

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.