



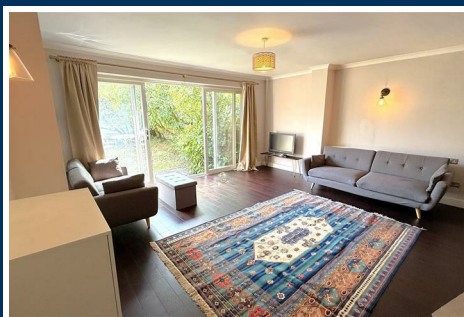
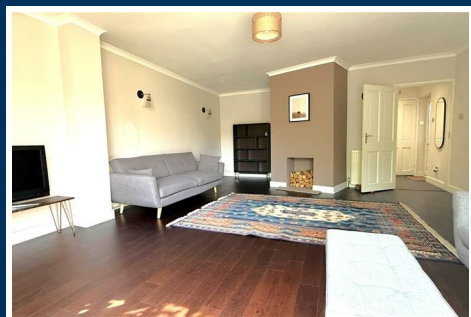
180 Swarthmore Road

Bournville, Birmingham, B29 4NN

Offers In The Region Of £350,000



EXCELLENT, EXTENDED THREE DOUBLE BEDROOM HOME WITH NO CHAIN!! This is such a wonderful family home in a great location, that is ready to move straight into! Having undergone a vast scheme of modernisation throughout, this lovely home has been completely remodelled and improved to offer high specification, spacious, bright and airy accommodation throughout. Located on the Bournville Village Trust, perfectly placed for all the area has to offer including the much in-demand local schools, post office, beautiful parks, hospitals and Birmingham University and also giving excellent commuter links and also handily placed for all the amenities in Bournville and Northfield but also having Selly Oak and Harborne close at hand. In brief the house offers; fore garden and driveway, hallway, guest wc, modern dining kitchen, spacious extended lounge - dining room, sunny rear garden and an excellent side garage. To the first floor there is a superb main bedroom with contemporary en-suite shower room, two further double bedrooms and a modern bathroom. With the added bonus of having no onward chain please call our Bournville team for a viewing!



Approach

This nicely presented and extended three double bedroom link-detached is approached via a block paved front driveway providing off street parking for multi vehicles including a fore front fore garden with cherry trees and decorative flowerbeds with mature plants and shrubs, driveway in-turn leads to double opening doors to garage and a UPVC leaded light stained glass entrance door opening into:

Entrance Hallway

With engineered wood floor covering, stairs giving rise to the first floor landing, recessed spots to ceiling, cornice to ceiling, central heating radiator and internal door opening into:

Ground Floor WC

6' x 2'04" (1.83m x 0.71m)

With push button WC, double glazed window to the side aspect, wall mounted wash hand basin with hot and cold mixer tap, wall mounted heated chrome towel rail, wall mounted extractor, ceiling light point and tiled floor covering,

Contemporary Dining/Kitchen

12' x 14'03" (3.66m x 4.34m)

With a light grey selection of matching wall and base units with work surfaces over, space facility for fridge freezer, integrated dishwasher, integrated washing machine, space facility for Range gas cooker with in-built extractor over, boiler cupboard housing Worcester Bosch combination boiler,

double glazed windows to the front aspect, contemporary metro tiling to all splash backs, engineered wood flooring, central heating radiator, two wall mounted light points and door opens into under stairs storage cupboard.

Extended Living/Dining Room

16'109" max x 20'05" max (4.88m max x 6.22m max)

With feature recess to chimney breast, engineered wood floor covering, central heating radiator, cornice to ceiling, three wall mounted light points, double glazed French doors with accompanying double glazed side windows giving access and views to the rear garden, cornice to ceiling, ceiling light point.

Rear Garden

With an initial block paved patio area leading to main garden area with mature lawns with a mixture of panel fencing to borders and a mixture of plants trees and shrubs and access into the garage.

Garage

8'02" 20'0" (2.49m 6.10m)

With double opening glazed doors to driveway, strip ceiling light point, wall mounted gas meter, double glazed window to the rear aspect and wooden exterior door to the rear garden.

First Floor Accommodation

From hallway stairs with contemporary balustrading glass panels gives rise to the first floor landing with

recessed spots to ceiling, loft access point, central heating radiator, over stairs storage cupboard and internal doors opening into:

Bedroom One

16'09" x 11'03" (5.11m x 3.43m)

With double glazed window to the rear aspect, ceiling light point, cornice to ceiling, central heating radiator and glazed internal door opens into:

En-Suite Shower Room

6'03" x 2'05" (1.91m x 0.74m)

With a contemporary wall hung wash hand basin with hot and cold mixer and under sink storage, walk-in shower with mains powered shower over, fully tiled to floor and splash backs, shower with mains powered shower over and ceiling light point.

Bedroom Two

12'06" x 8'07" (3.81m x 2.62m)

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

Dual Aspect Bedroom Three

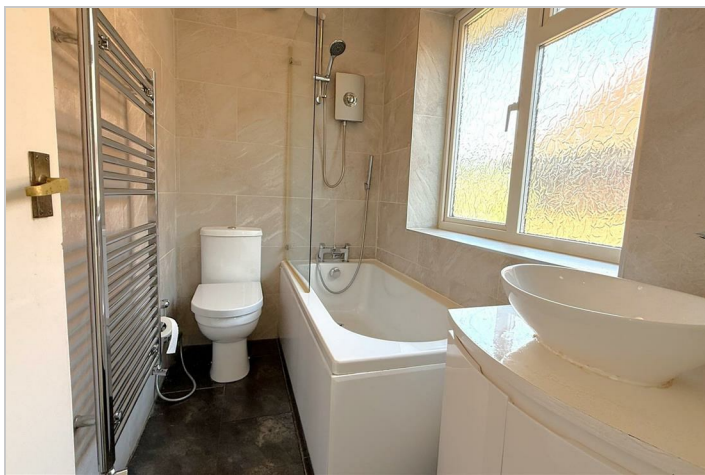
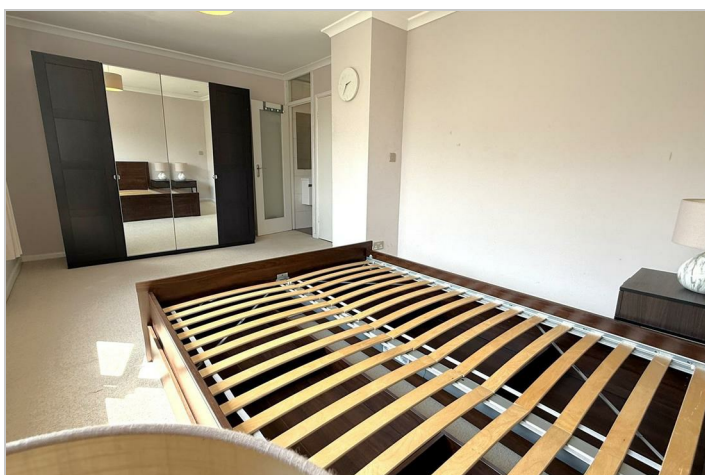
17'08" x 7'11" (5.38m x 2.41m)

With double glazed dormer to front and double glazed dormer to the rear, ceiling light point and two central heating radiators.

Bathroom

7'08" x 5' (2.34m x 1.52m)

With a three piece bathroom suite comprising low flush WC, panel bath with electric shower over, wash hand basin on vanity unit with hot and cold mixer tap, contemporary tiling to walls and floor, frosted double glazed window to the side aspect, heated chrome towel rail and wall mounted extractor.





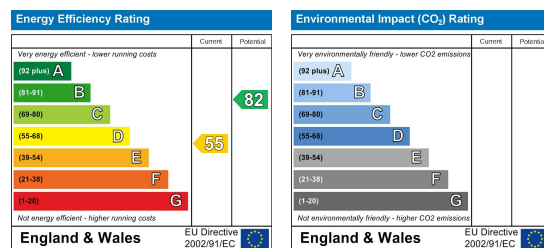
Floor Plan



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.