



39 Charlotte Road

Stirchley, Birmingham, B30 2BT

£275,000



*** SIMPLY SUPERB PERIOD HOME BEING BEAUTIFULLY UPDATED AND MODERNISED!*** Perfectly positioned just a short stroll to both Bournville train station with its fantastic commuter links to the nearby Q.E. Hospital, University of Birmingham and City Centre and Stirchley's lively high street with of all its well-renowned independent shops and bars is this stunning period terrace home which has been updated and extended throughout by the current owners to offer a wonderful blend of period details and contemporary fittings. The accommodation on offer briefly comprises; fore garden, front reception room with period fireplace, dining room with French doors to the garden and open plan into the kitchen, utility room, ground floor cloakroom and a courtyard rear garden. To the first floor there are two good double bedrooms with period details and built-in wardrobes and a stunning four piece bathroom including roll-top bath and separate shower! To arrange your viewing of this lovely home please call our Bournville sales team



Approach

This extended, beautifully presented and much improved period mid terrace property is approached via a low level wall with hedgerow leading to low maintenance fore garden and composite front door with double glazed window above opening into:

Front Reception Room

13'0" x 11'10" (3.96 x 3.61)

With hardwood oak floor covering, central heating radiator, cornice to ceiling, inset decorative cast iron fireplace with inset gas fire, double glazed bay window to the front with bespoke window seat and under seat storage area housing gas and electric meters and steps lead up to:

Rear Dining Area

11'0" x 11'11" (3.35 x 3.63)

With initial under stairs storage cupboard providing useful storage space, continued oak floor covering, central heating radiator, two ceiling light points, cornice to ceiling, double glazed French doors with an accompanying window above opening out to the rear garden, stairs rising to the first floor accommodation and open walkway through to:

Kitchen Extension

17'9" x 6'4" (5.41 x 1.93)

With a modern selection of matching white gloss fronted wall and base units with roll edge work surface, inset double Belfast sink with hot and cold mixer tap, double glazed window to the side aspect,

inset space facility for Range cooker with in-built extractor fan over, tiling to splash backs and floor and open walkway through to utility area with wall mounted shelving, further space facility for fridge freezer, washing machine, tumble dryer, double glazed roof light, ceiling light point, double glazed door giving access to the rear garden, recessed spots to ceiling, tiling to splash backs, contemporary wall mounted radiator and door opening into:

Downstairs WC

6'0" x 2'7" (1.83 x 0.79)

With push button low flush WC, contemporary wash hand basin on vanity unit with hot and cold mixer tap, wall mounted Worcester Bosch combination boiler, frosted double glazed window to rear, loft access point, recessed spots to ceiling, continued tiled floor covering and wall mounted extractor fan.

First Floor Accommodation

Via stairs from the dining room gives rise to the first floor landing with two ceiling light points, loft access via pull down ladder and interior doors opening into:

Bedroom One

11'10" x 12'11" (3.61 x 3.94 (3.60 x 3.93))

With inset original cast iron fireplace, two ceiling light points, double glazed sash windows to front aspects, central heating radiator and over stairs in-built double wardrobe.

Bedroom Two

9'1" x 10'10" (2.77 x 3.30)

With double glazed window to rear aspect, ceiling light point, central heating radiator and further double built-in wardrobe over stairs.

Stunning Bathroom

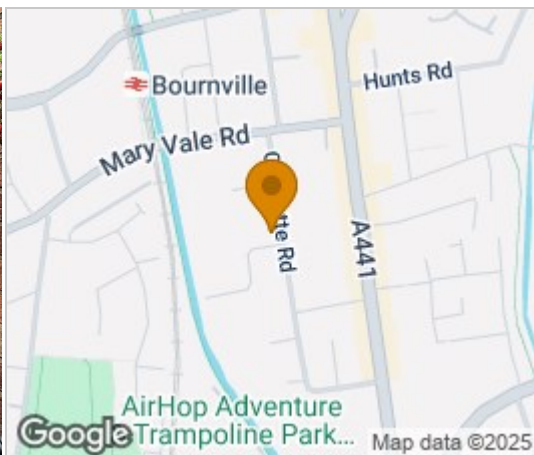
9'9" x 6'5" (2.97 x 1.96)

Offering free standing roll edge Victorian style bath with claw feet and hot and cold mixer tap with shower attachment, wash hand basin on pedestal with hot and cold mixer tap, walk-in corner shower with mains power shower, push button low flush WC, wall mounted heated towel rail, complementary tiling to walls and floor, recessed spots to ceiling and frosted double glazed window to rear.

Rear Garden

Accessed via utility space or dining room giving access onto block paved engineering brick pathways leading to step up to rear patio garden with panel fencing to borders providing pleasant outside eating space and rear access gate to service path.





Floor Plan

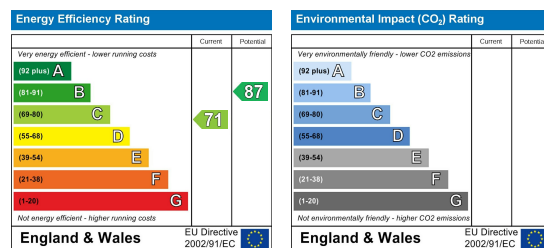
Charlotte Road -
NOT TO SCALE -
For illustrative
purposes only



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. 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.