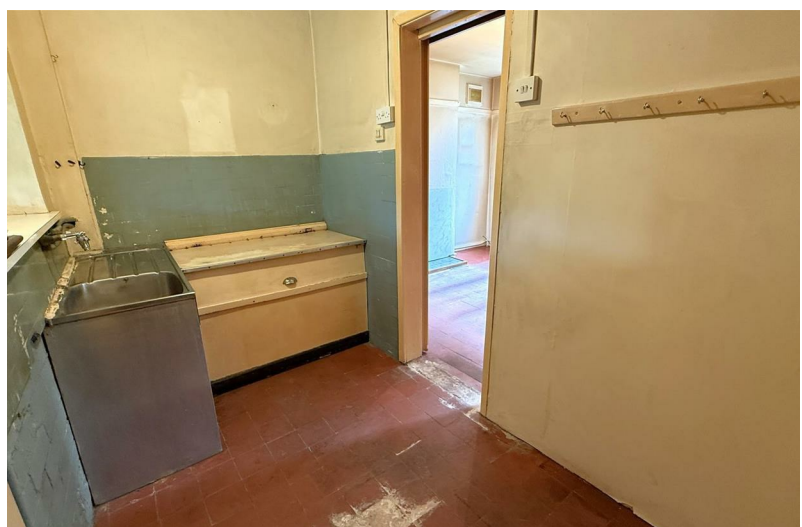




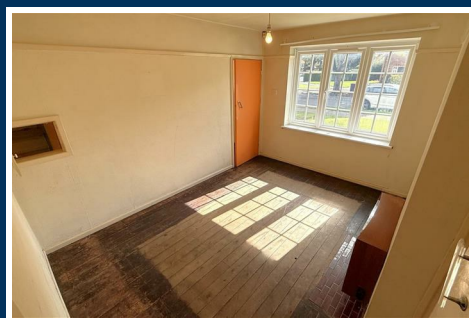
116 Hay Green Lane

Bournville, Birmingham, B30 1RE

Offers Over £250,000



A LITTLE PIECE OF DOUBLE-FRONTED BOURNVILLE HISTORY! COMING TO THE MARKET FOR THE FIRST TIME IN OVER 50 YEARS! This is a charming, typical Bournville period home which offers something just a little bit special. Although requiring a full scheme of updating, it presents a wonderful opportunity for the right buyers to add their own ideas, thanks to the tremendous amount of potential on offer. Ideally located on Hay Green Lane, you'll enjoy excellent access to everything the area has to offer, including local schools, the Boating Lake, nearby Bristol Road, Rowheath Park and Pavilions, and of course historic Bournville itself. The house comprises: fore garden with side driveway, entrance hallway, double-fronted layout with two reception rooms, a small kitchen with an original Bournville hidden bath and pantry, rear lean-to with wc and a mature rear garden. To the first floor there are two good double bedrooms and further single bedroom. Being offered no onward chain, no doubt we'll receive lots of interest so please call our Bournville team today to book your viewing!



Approach

This pretty, three bedroom double fronted semi detached property is approached via a front fore garden with mainly mature lawn and low level hedgerows to borders including a side block paved path/driveway giving access to the side and the rear of the property, pathway then leads to a step up to a UPVC front entry door opening into:

Entrance Foyer

With original red quarry tiled floor covering, ceiling light point and internal doors opening into:

Front Reception Room

13'6" x 12'9" (4.14m x 3.89m)

With double glazed window to the front aspect, gas meter, ceiling light point, original picture rail, serving hatch to kitchen, wall mounted gas fire (not tested) and doors opening to stairs giving rise to the first floor.

Second Reception Room

13'01" max x 10'09" (3.99m max x 3.28m)

With double glazed window to the front aspect, red quarry tiled floor covering, ceiling light point, picture rail and sliding internal door opening into:

Kitchen

9'08" x 5'05" (2.95m x 1.65m)

With a stainless steel sink and drainer with hot and cold taps, red quarry tiled floor covering, single glazed window to the lean-to, door opening into under stairs pantry, door to outside lean-to, an

original Bournville built-in cast iron bath with a folding top and partial tiling to splash backs.

Pantry

6'08" x 3' (2.03m x 0.91m)

With continued red quarry tiled floor and single glazed window to lean-to, ceiling light point and original slab.

Lean-To

21'02" x 5'08" (6.45m x 1.73m)

With single glazed windows and door giving views and access to the rear garden, shelving, door giving access to side/path, an outside light and door and step leads into:

Ground Floor WC

5'09" x 3' (1.75m x 0.91m)

With WC and ceiling light point.

First Floor Accommodation

From the second reception room stairs gives rise to the first floor landing with double glazed window to the rear aspect, ceiling light point, loft access point and original interior doors open into:

Bedroom One

9'07" x 13' (2.92m x 3.96m)

With double glazed window to the front aspect, inset original style cast iron fireplace with red quarry tiled hearth, picture rail, ceiling light point and further in-built airing cupboard housing the hot water tank.

Bedroom Two

13' x 10'05" (3.96m x 3.18m)

With double glazed window to the front aspect, insert original style cast iron fireplace with red quarry tiled hearth, picture rail and door opening into over stairs storage/airing cupboard with in-built shelving.

Bedroom Three

9'09" x 6'04" (2.97m x 1.93m)

With double glazed window to the rear aspect, ceiling light point and picture rail.

Rear Garden

A mature rear garden with an initial patio leading to the main garden with mostly mature lawns, hardstanding for wooden shed/garage, further garden shed to rear and being finished with hedgerows to all boundaries.





Floor Plan

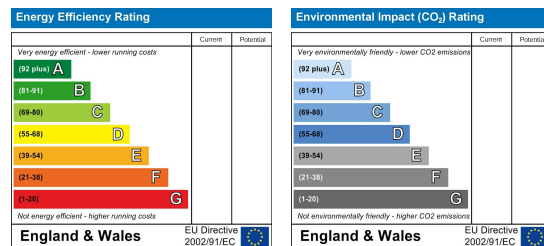
Hay Green Lane - NOT TO SCALE - For Illustrative purposes only



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



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.