



## 66 Heathcote Road

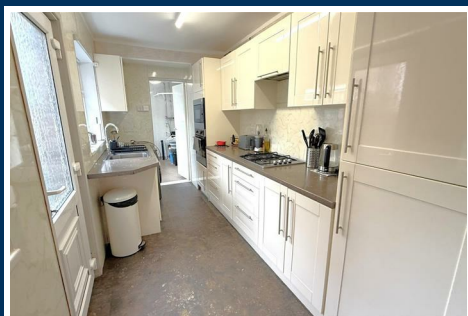
Cotteridge, Birmingham, B30 2HU

Offers Over £235,000





**GREAT LOCATION! WALK INTO THE PARK!** Full of space, style and potential, this charming two-bedroom mid-terrace home with loft room is ready for its next chapter. Offering bright, airy rooms and a delightful rear garden, it's the perfect opportunity for buyers wanting a home they can make their own. Set in one of Cotteridge's most sought-after spots, you'll love having Cotteridge Park just a short stroll away, as well as easy access to the vibrant Cotteridge and Stirchley high streets — brimming with independent cafés, shops, bars and restaurants. With Bournville train station nearby, commuting into the city is simple, and the area's popular schools are also within easy reach. Inside, the welcoming layout is made for everyday living with an open-plan lounge and dining space, modern fitted kitchen and handy ground floor wet room, while the mature rear garden is ideal! Upstairs, there are two good-sized bedrooms, a bathroom and a storage room, plus a staircase leading to a versatile loft room that could be styled as a home office, hobby space or simply useful extra storage. A fantastic first home or project to finish off, this property has all the right ingredients for comfortable modern living in a location you'll love. Contact our Bournville sales team today to book your viewing!



#### Approach

The property is set back behind a low-level boundary wall with a block-paved fore garden. A frosted double-glazed sliding patio door opens into:

#### Entrance Porch

Double-glazed windows to front and side, wall light point, and frosted glazed hardwood door into:

#### Open Plan Living and Dining Room

26'7" x 12'2" (8.11 x 3.71)

Spacious dual-purpose reception room with stairs rising to the first floor, under-stairs storage cupboard, two ceiling light points, Two central heating radiators, in-built brick open fireplace, single-glazed window to porch, double-glazed window to rear. Enlarged open walkway through to:

#### Kitchen

13'2" x 6'6" (4.03 x 2)

Modern cream-fronted wall and base units with roll-edge work surfaces. Integrated Zanussi four-ring gas hob with Electrolux oven and microwave, stainless steel sink and drainer, integrated fridge/freezer. Two double-glazed windows to side, frosted double-glazed door to side return/rear garden, polished concrete tiled floor, strip ceiling light. Door into:

#### Ground Floor Wet Room

9'8" x 6'9" (2.96 x 2.06)

Walk-in mains shower, low flush WC, wash hand basin on pedestal, airing cupboard with shelving. Two frosted double-glazed side windows, central heating radiator, ceiling light point.

#### Landing

From the living room stairs give rise to the first floor landing with recessed spotlights to ceiling, central heating radiator and internal doors opening into bedroom one;

#### Bedroom One

12'0" x 11'05" (3.66m x 3.48m )

Double-glazed window to front, under-stairs storage area, exposed wooden flooring, ceiling light and central heating radiator.

#### Bedroom Two

12'1" x 9'0" (to recess) (3.7m x 2.76m (to recess))

With double glazed window to rear aspects, central heating radiator, re-plastered and ceiling light point.

#### Storage Room / Home Office

6'5" x 6'3" (1.96 x 1.91)

From the landing step leads down into storage/dressing area, wall mounted new Gloworm combination boiler, ceiling light points and door opening into:

### Bathroom

6'5" x 6'6" (1.98 x 1.99)

Which offers a corner fitted bath with hot and cold taps, wash and basin on pedestal, ceiling light point, low flush wc, central heating radiator and double glazed window to the rear aspects.

### Loft / Storage Room

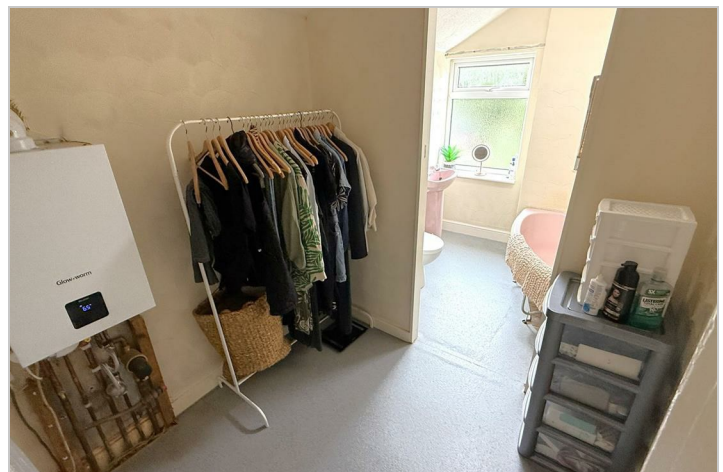
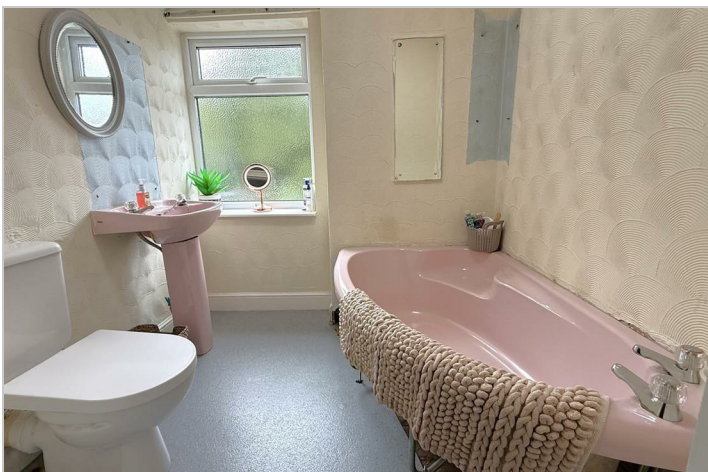
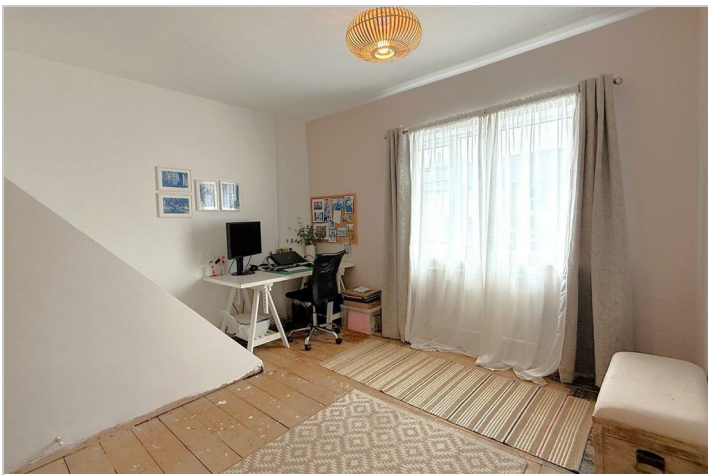
11'11" restricted head height x 11'10" restricted (3.64 restricted head height x 3.63 restricted head)

From the first floor landing wooden turning staircase gives rise to loft room with double glazed dormer window to the rear aspects, in-built storage to eaves space, ceiling light point, laminate wood effect floor covering and tongue and groove panelling to walls.

### Garden

Rear garden being accessed from the kitchen into initial side return, wrought iron gate leading on to shared access pathway for rear bin storage and then opening up into the rear garden. With the low maintenance rear garden offering initial block paved patio area with flower beds to borders, with pathway then leading to rear garden area with further block paved patio and with the garden being

finished with a mixture of hedge rows and panel fencing to wall borders. The garden also incorporates apple tree and mature roses.







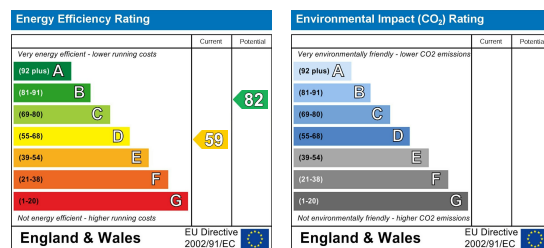
## Floor Plan



## 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.