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22 Berberry Close, Bournville, B30 1TB

Offers in excess of £600,000

EPC: TBC

THIS IMMACULATELY PRESENTED AND EXTENDED FOUR BEDROOMED DETACHED RESIDENCE LOCATED ON THE SOUGHT AFTER BOURNVILLE VILLAGE TRUST ESTATE. Ideally located for popular primary and secondary schools and benefiting from a spacious kitchen/diner/family room. Viewing Highly Recommended. EP Rating TBC

LOCATION

Berberry Close is situated in a desirable and sought after location on the Bournville Village Trust Estate, founded in 1900 by George Cadbury and renowned for its local schools, parks and gardens.
Open green spaces locally include Woodlands Park close by the property as well as Rowheath Pavilion & Park which hosts a number of community events.
Locally, the historic Bournville Village Green offers a range of local shops and other facilities and amenities.
Bournville Railway Station provides easy access to the City Centre, with intervening stations offering convenient access to the University of Birmingham and Queen Elizabeth Hospital.
A number of sought after schools can be found in the area to include Bournville Village Primary, St Francis CofE and St Josephs RC primary schools as well as the popular Kings Norton Girls' and King Edward VI Kings Norton Boys' Secondary Schools.

SUMMARY

• Immaculately Presented and Extended Four Bedroomed Detached Residence

• Cul-de-Sac Location

• Comfortable Lounge with Built-in Cupboards

• Spacious Kitchen/Diner/Family Room benefiting from Velux Skylights, Underfloor Heating and Bi-folding Doors leading to the Rear Garden

• Modern Kitchen with integrated fridge/freezer, dishwasher, oven, induction hob and extractor fan as well as a utility cupboard with plumbing for a washing machine

• Ground Floor WC

• Four Generous Bedrooms to the First Floor

• Ensuite Shower Room to Bedroom One

• Contemporary Family Bathroom comprising; Bath, Walk-in Shower, Wash Basin and WC

• Off-Road Driveway Parking with EV Charging Point and Garage

• Attractive Rear Garden with Decked and Patio Areas and Lawned Space

• Viewing Highly Recommended

DATA

Tenure - the agent understands the property is Freehold

Council Tax - Band E

Glazing and Heating - UPVC Double Glazing and Gas Fired Central Heating with Underfloor Heating to the rear extension and entrance hall





ACCOMMODATION

GROUND FLOOR

Porch

Entrance Hall

Lounge:
13'5" (4.1) (max) 11'5" (3.48) (min) x 15'8" (4.78) (max)
8'8" (2.64) (min)

Kitchen/Diner/Family Room:
24'9" (7.54) (max) 10'5" (3.18) (min) x 21'6" (6.55) (max)
10'5" (3.18) (min)with utility cupboard

WC:
7'11" x 3'11" (2.41m x 1.2m)

Garage:
8'3" x 14'2" (2.51m x 4.32m)

FIRST FLOOR

Landing:
with loft access

Bedroom One:
8'4" x 17'6" (2.54m x 5.33m)

Ensuite Shower Room:
8'4" x 7'1" (2.54m x 2.16m)

Bedroom Two:
9'5" x 14' (2.87m x 4.27m)

Bedroom Three:
8'4" x 12'5" (2.54m x 3.78m)

Bedroom Four:
7' (2.13) (max) 5' (1.52) (min) x 9'9" (2.97) (max inc. wardrobes)

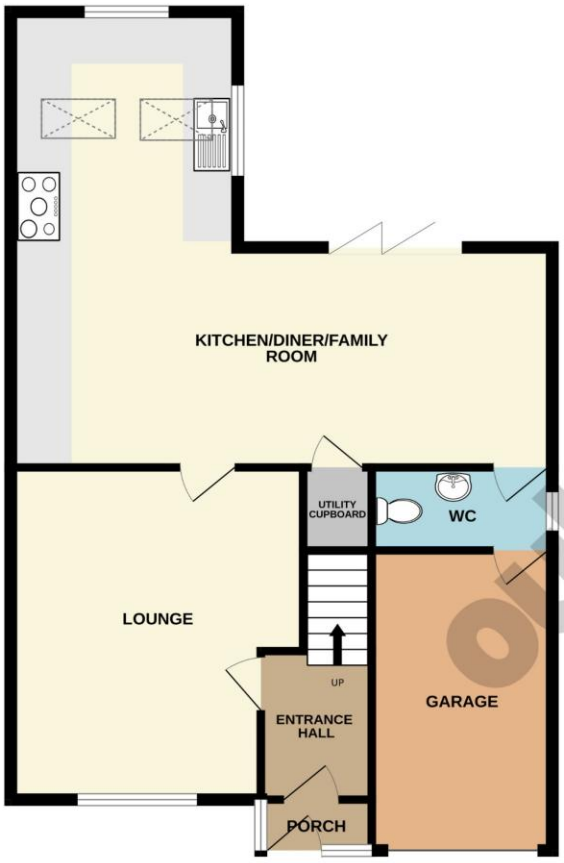
Bathroom:
8'4" x 7'2" (2.54m x 2.18m)

OUTSIDE

Driveway Parking

Rear Garden

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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