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132 Linden Road, Bournville, B30 1LB

Offers in the region of £650,000

EPC: D

A SUBSTANTIAL PERIOD SEMI-DETACHED RESIDENCE BOASTING FIVE BEDROOMED ACCOMMODATION WITH GENEROUS REAR GARDEN, OFF ROAD PARKING AND A GARAGE. Very well located in Bournville, a short walk from the historic Village Green, and ideally situated for a number of sought after schools, transport links and amenities. EP Rating D

LOCATION

Founded in 1900 by George Cadbury the very well thought of Bournville Village Trust Estate is renowned for its sought-after schools, delightful parks and gardens and other local amenities.
The University of Birmingham, Cadbury Works at Bournville and various local hospitals including the Queen Elizabeth Hospital in Selly Oak and the Royal Orthopaedic Hospital in Northfield are all readily accessible. The Train station in Bournville provides easy access to Birmingham City centre and beyond.
The award winning Stirchley Village can also be found nearby with a variety of independent coffee shops, a micro-brewery, bars and restaurants in this vibrant suburb.

SUMMARY

• Substantial Five Bedroomed Semi-Detached Period Residence

• Prime Position within the Conservation Area of the highly sought-after Bournville Village Trust Estate

• Elegant Lounge with Feature Coal-Effect Gas Fireplace

• Comfortable Sitting Room with French Doors leading to the Attractive Rear Garden

• Contemporary Kitchen/Diner with an excellent range of wall and base units, integrated fridge/freezer, double oven, hob and extractor, plus space for additional freestanding appliances

• Separate Utility Room with ceiling mounted drying rack

• Ground Floor WC

• Five Well-Proportioned Bedrooms arranged over the First Floor with Fitted Wardrobes to Bedrooms One and Three

• Stylish Family Shower Room with Walk-in Shower, Wash Basin and WC

• Most Generous Rear Garden with a Patio Area leading to an Extensive Lawned Area with Flower/Shrub Borders

• Off-Road Driveway Parking with Large Garage

• Ideally Situated for Bournville Village Primary and other popular schools

• Transport Links include Bournville Train Station and Bus Routes

• Well Located for the Queen Elizabeth Hospital and University of Birmingham

DATA

Tenure - the agent understands the property to be Leasehold for a Term of 999 years from 1st January 1896, subject to a ground rent of approx £2.50 per annum (subject to verification)

Council Tax Band – E

Heating and Glazing - Gas Fired Central Heating and a combination of Triple and Double Glazing throughout

Conservation Area - the property is located in the Bournville Village Trust Conservation Area details of which can be found on the Bournville Village Trust Website www.bvt.org.uk





ACCOMMODATION
GROUND FLOOR

Vestibule

Entrance Hall

Lounge:
13'4" (4.06) x 13'4" (4.06) (min) 15'3" (4.65) (into bay)

Sitting Room:
11'11" x 13'2" (3.63m x 4.01m)

Kitchen/Diner:
10'10" x 16'3" (3.3m x 4.95m)

Utility Room:
9'10" x 8'7" (3m x 2.62m)

WC:
7'4" (max) x 3'10" (2.24m (max) x 1.17m)

FIRST FLOOR
Landing:
with storage cupboard and loft access

Bedroom One:
18'4" x 13'4" (5.6m x 4.06m) with fitted wardrobes

Bedroom Two:
11'11" x 9'7" (3.63m x 2.92m)

Bedroom Three:
10'11" x 9'11" (3.33m x 3.02m) with built-in wardrobe/airing cupboard

Bedroom Four/Study:
9'1" x 9'3" (2.77m x 2.82m) with loft access

Kitchenette:
5'10" x 4'11" (1.78m x 1.5m)

WC:
5'11" x 2'7" (1.8m x 0.79m)

Bedroom Five:
9'1" x 8'3" (2.77m x 2.51m)

Shower Room:
7'4" x 8' (2.24m x 2.44m)

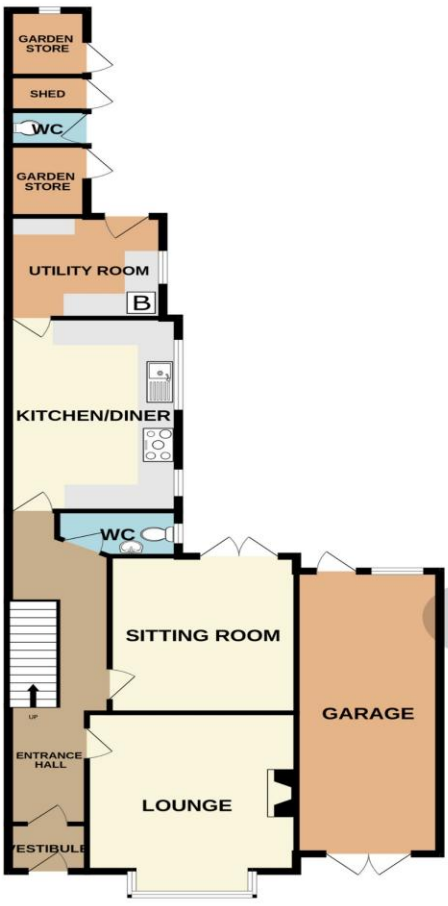
OUTSIDE

Driveway Parking

Garage:
9'3" x 26'3" (2.82m x 8m)

Rear Garden with Three Garden Stores & Outside WC

GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
926 sq.ft. (86.0 sq.m.) approx.



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TOTAL FLOOR AREA : 2023 sq.ft. (187.9 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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