Rice Chamberlains
ESTATE AGENTS LLP



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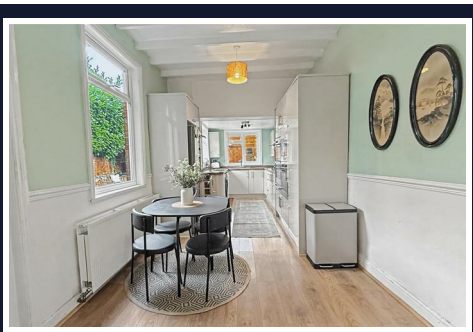
Offers Over £350,000

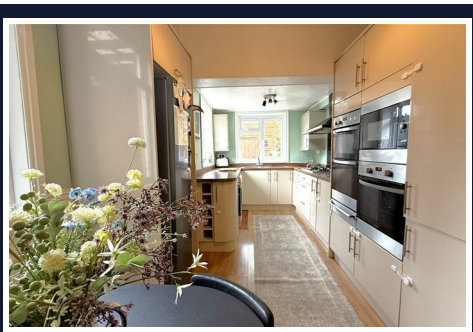
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A TRULY UNIQUE AND CHARACTERFUL FOUR-BEDROOM, THREE-STOREY PERIOD HOME WITH GARAGE AND EV CHARGING - This superb and highly individual four-bedroom home offers an impressive amount of character and accommodation arranged over three floors, combining original period features with a substantial extended breakfast kitchen and fantastic outside entertaining space. The ground floor features a wonderful front reception room with bay window and log-burning stove, a generous separate dining room with original-style fitted cupboards and decorative fireplace, and an impressive extended breakfast kitchen measuring over 23ft in length. Across the upper floors are four bedrooms, including an excellent principal bedroom with adjoining dressing/storage room and en-suite shower room, together with a particularly spacious five-piece family bathroom. Outside, the rear garden has been designed with entertaining in mind, incorporating patio and lawned areas, raised planting, decking, a timber pergola and an impressive working cast-iron outdoor fireplace. There is also a substantial storage shed offering potential for use as a workshop or home office, leading through to the garage with electric door and EV charging point. A fascinating home packed with character, space and individual features, offering considerably more accommodation than initially meets the eye.







Approach

This unique and characterful four-bedroom, three-storey home is approached via a low-level Victorian-style boundary wall with wooden pedestrian gate leading to a UPVC front entrance door with double glazed window above, opening into:

Front Reception Room

17'01" to recess x 14'09" to bay (5.21m to recess x 4.50m to bay)

A superb characterful reception room with double glazed bay window to the front aspect, inset log-burning stove with tiled hearth and surround and wooden mantelpiece, cornice to ceiling, ceiling rose with light point and laminate wood-effect flooring. Wooden door and step leading through to:

Entrance Lobby

With further UPVC entrance door providing side access with frosted double glazed window above, staircase rising to the first floor accommodation, ceiling light point and internal door opening into

Dining Room

15'07" max x 11'10" max (4.75m max x 3.61m max)

A generous second reception room with two double glazed windows to the side aspect, decorative cast iron fireplace with tiled sides and hearth and wooden mantelpiece and surround, original-style built-in cupboards to the alcoves, picture rail, cornice to ceiling, ceiling rose with light point, central heating radiator, laminate wood-effect flooring and door to useful under-stairs storage cupboard. Door opening into:

Extended Breakfast Kitchen

23'03 x 8'11 (7.09m x 2.72m)

A particularly impressive extended breakfast kitchen providing excellent space for both cooking and dining. The dining area benefits from a UPVC door providing side access with double glazed window above, two further double glazed windows to the side aspect and double glazed window overlooking the rear garden. Further features include exposed ceiling beams, dado rail, central heating radiator, laminate wood-effect flooring and a useful built-in storage cupboard with shelving and ceiling light point. The kitchen area is fitted with a contemporary range of matching wall and base units complemented by wood-effect work surfaces and a stainless steel one-and-a-half bowl sink and drainer with mixer tap. Integrated appliances include a Zanussi double oven, warming drawer, grill and microwave, together with a five-ring gas hob with built-in extractor over. There is space for a fridge/freezer and space and plumbing for a dishwasher and washing machine. Continued laminate wood-effect flooring and two ceiling light points.

First Floor Accommodtion

From the entrance lobby, stairs rise to the first floor landing with decorative arch and corbels, two ceiling light points with ceiling roses, central heating radiator, staircase rising to the top floor accommodation and internal doors leading off to:

Bedroom One

12'09" x 12'03" (3.89m x 3.73m)

A characterful double bedroom with two double glazed windows to the front aspect, decorative cast iron fireplace with tiled hearth, cornice to ceiling, ceiling rose with light point and central heating radiator. Door opening into:

Storage/Dressing Room

6'05" x 3'06" (1.96m x 1.07m)

With laminate wood-effect flooring, central heating radiator and recessed ceiling spotlights.

En-Suite Shower Room

9' x 4'05" max (2.74m x 1.35m max)

Fitted with a suite comprising walk-in shower enclosure with electric shower, wash hand basin set within a storage unit and low flush WC. Frosted double glazed window to the side aspect, tiled walls, recessed ceiling spotlights and door opening into a useful storage cupboard.

Bedroom Two

15'05" max x 11'11" (4.70m max x 3.63m)

A generous double bedroom with two double glazed windows to the side aspect, decorative fireplace, ceiling rose with light point, built-in triple wardrobe and storage cupboard, additional under-stairs storage cupboard and wall-mounted shelving.

Family Bathroom

8'11" x 13'11" (2.72m x 4.24m)

An impressive and spacious five-piece family bathroom comprising a claw-foot freestanding bath with mixer tap and

shower attachment, pedestal wash hand basin, bidet, low flush WC and walk-in shower enclosure with electric shower. Further features include a decorative cast iron fireplace with tiled hearth, double glazed window to the rear aspect, central heating radiator, tiled walls, cornice to ceiling, ceiling rose with light point, built-in boiler cupboard housing the Vaillant combination boiler and built-in airing/storage cupboard with shelving.

Top Floor Accommodation

From the first floor landing, stairs rise to the top floor accommodation with ceiling light point and internal doors opening into:

Bedroom Three

9' x 11'09" (2.74m x 3.58m)

With two double glazed windows to the rear aspect, built-in storage, central heating radiator and ceiling light point.

Bedroom Four

16'06" max x 11'02" min x 10'08" with restricted (5.03m max x 3.40m min x 3.25m with restricted hea)

A spacious top-floor bedroom with two double glazed Velux roof windows to the rear aspect, further double glazed window to the side aspect, two useful eaves storage cupboards, central heating radiator and ceiling light point.

Rear Garden

A particularly interesting and characterful rear garden offering a variety of areas for relaxing and entertaining. A wooden side access gate leads to the side entry and an initial tarmac patio area, with lawn, raised decorative flower beds and mature tree. The garden continues to a raised decked entertaining area with timber-built pergola and outside seating area, with further decking incorporating a working cast iron outdoor fireplace with chimney and adjacent log store. A door provides access to:

Garage

19'08" x 10'04" (5.99m x 3.15m)

With metal electric opening door, electric lighting and electric EV charging point.

Garden Storage / Further Potential

12'04" x 6'08" (3.76m x 2.03m)

A useful timber-built storage space with lighting and mezzanine storage level, offering excellent potential for use as a workshop or home office

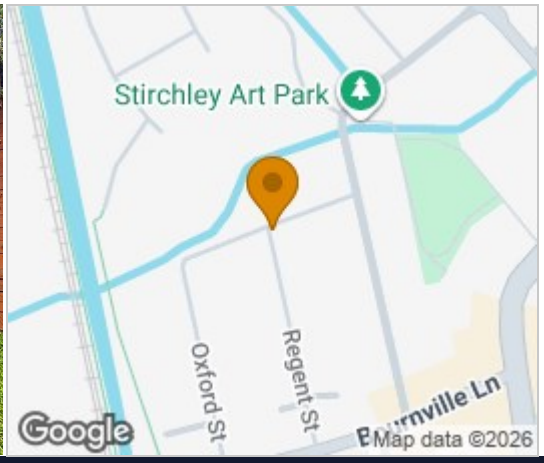














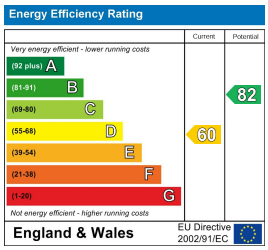
Floor Plan

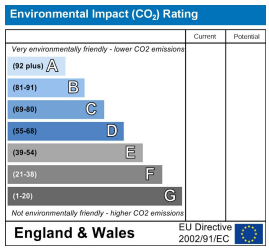


Viewing

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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Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

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.

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