

oulsnam



16 Claines Road, BOURNVILLE VILLAGE TRUST, B31

Offers in the region of £440,000

EPC: E

CONVENIENTLY LOCATED ON THE SOUGHT AFTER BOURNVILLE VILLAGE TRUST ESTATE, this three bedroomed semi-detached residence offers excellent potential with current planning permission in place for extension. The property benefits from a generous rear garden with a recently constructed home office. Very well situated for popular primary and secondary schools. AVAILABLE WITH NO UPWARD CHAIN. EP Rating: E

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 and railway stations in Bournville, Selly Oak and Northfield provide easy access to Birmingham City centre.

The property is extremely well located with open spaces nearby to include Woodlands Park and Rowheath Pavilion and Park.

A number of popular schools can be found locally to include St Francis CofE, St Josephs RC, and Bournville Village Primary School, as well as Kings Norton Girls' and King Edward VI Kings Norton Boys' secondary schools.

SUMMARY

- Well Located Family Home with Excellent Potential to Improve and Extend
- Prime Location on the well regarded Bourville Village Trust Estate
- Current Planning Permission in place for Extension - Birmingham City Council Planning Ref: 2025/06543/PA
- Through Reception Rooms with Sliding Patio Doors to the Rear Garden
- Kitchen with a Range of Base and Wall Units and access to the Spacious Garage
- Three Good Sized Bedrooms
- First Floor Shower Room and Separate WC
- Generous Rear Garden with Recently Constructed Home Office (2025)
- Excellent Off Road Driveway Parking and Good Sized Garage
- Very well Located for Popular Schools
- Viewing is Highly Recommended to Fully Appreciate the Potential This Property Offers

DATA

Tenure - the Agent understands the property is Freehold

Council Tax Band - D

Heating and Glazing - Gas Fired Central Heating and UPVC Double Glazing.

Management Charge - The property is located on the Bournville Village Trust Estate and is subject to an Annual Management Charge of £117.30 (2026).



ACCOMMODATION

GROUND FLOOR

Entrance Hall:
with storage cupboard

Lounge:
14'4" (4.37) (into bay) x 13'3" (4.04)

Dining Area:
10'7" x 10'7" (3.23m x 3.23m)

Kitchen:
10'8" (3.25) (max) x 11'4" (3.45) (max)

Garage:
11'1" x 21'3" (3.38m x 6.48m)with storage cupboard

FIRST FLOOR

Landing:
with loft access

Bedroom One:
11'8" (3.56) x 13'5" (4.1) (inc. wardrobes)

Bedroom Two:
10'7" (3.23) x 10'7" (3.23) (inc. wardrobes)

Bedroom Three:
10'8" x 7'8" (3.25m x 2.34m)

Bathroom:
6'11" x 6'9" (2.1m x 2.06m)

WC:
3'10" x 2'7" (1.17m x 0.79m)

OUTSIDE

Front Garden

Driveway Parking

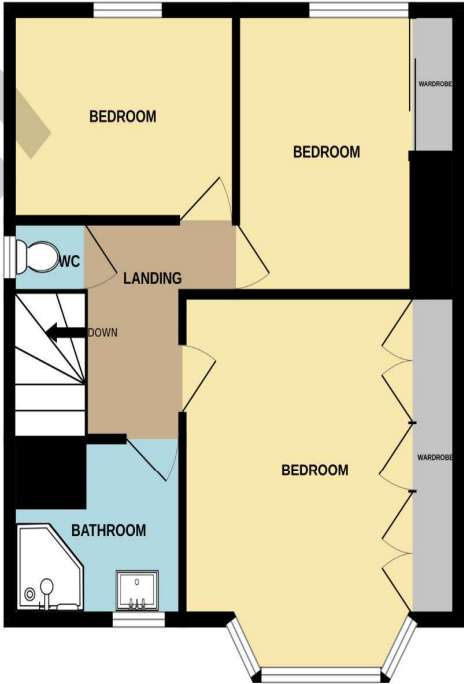
Rear Garden

Home Office

GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (114.9 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.

235 Mary Vale Road, Bournville, Birmingham, B30 2DL

Tel: 0121 433 4500 | bournville@oulsnam.net