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5 Meadow Rise, Bournville, B30 1UZ

Offers in the region of £575,000

EPC: TBC

THIS IMMACULATELY PRESENTED FOUR BEDROOMED DETACHED DORMER BUNGALOW SITUATED ON THE HIGHLY SOUGHT AFTER BOURNVILLE VILLAGE TRUST ESTATE. Ideally positioned close to the Bournville Yachting Pool and a short distance from the historic Village Green. Offering spacious accommodation throughout with detached garage and off road parking. The property is well located for access to the Queen Elizabeth Hospital, University of Birmingham and Bournville Train Station. EP Rating: TBC

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, open green spaces and other local amenities.

Meadow Rise is located in a desirable and sought after cul-de-sac on the Bournville Village Trust Estate, nearby to the popular Yachting Pool.

The historic Village Green is within walking distance of the property and open green spaces can be found around the Yachting Pool, and a choice of local parks to include Bournville Park, Woodlands Park and Rowheath Park.

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 the train station in Bournville provides easy access to Birmingham City centre and beyond.

A number of sought after primary and secondary schools can be found locally to include Bournville Village Primary, St Francis CofE, and St Josephs RC primary schools as well as Dame Elizabeth Cadbury the popular Kings Norton Girls' and King Edward VI Kings Norton Boys' Secondary Schools.

SUMMARY

- An Immaculately Presented Four Bedroomed Detached Dormer Bungalow
- Situated in a Sought After Cul-de-Sac in the Heart of Bournville
- Spacious Lounge/Diner with Large Bay Window overlooking the Rear Garden and The Valley Parkway
- Modern Fitted Kitchen with integrated dishwasher, microwave, fridge/freezer, oven, hob and extractor fan
- Separate Utility Room with plumbing for a washing machine
- Two Well-Proportioned Bedrooms to the Ground Floor with Bedroom One benefitting from a Walk-in Wardrobe and Ensuite Shower Room and Bedroom Four currently used as a Study
- Ground Floor Guest WC
- Two Further Bedrooms to the First Floor with generous eaves storage to Bedroom Three and lovely views over the Yachting Pool to Bedroom Two
- Contemporary First Floor Bathroom comprising; Bath with Shower Over, Wash Basin and WC
- The Most Attractive Rear Garden is accessed from the Lounge and/or Utility Room and tiered gravel landscaping with Patio Areas and hot tub
- Off Road Driveway Parking and Detached Garage
- Well situated for a number of sought after Schools, Amenities and Transport Links

DATA

Tenure - the agent understands the property is Freehold.

Service Charge - the property is located on the Bournville Village Trust Estate and is subject to a Service Charge of £459.10 per annum

Council Tax - Band E

Heating & Glazing: - Gas Fired Central Heating with electric underfloor heating to Ensuite Shower Room and Main Bathroom and UPVC Double Glazing



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge/Diner:
17' (5.18) x 17'7" (5.36) (plus bay)

Kitchen:
11'5" x 7'11" (3.48m x 2.41m)

Utility Room:
5' x 7'11" (1.52m x 2.41m)

Bedroom One:
10'1" x 16'2" (3.07m x 4.93m)

Ensuite Shower Room:
8'8" x 4'10" (2.64m x 1.47m)

Walk-in Wardrobe:
4'5" x 6'5" (1.35m x 1.96m)

Bedroom Four/Study:
9'10" (3) (plus wardrobe) x 9'3" (2.82)

Guest WC:
3'9" x 6'8" (1.14m x 2.03m)

FIRST FLOOR

Bedroom Two:
15'8" x 17' (4.78m x 5.18m)

Bedroom Three:
10'7" (3.23) x 10'10" (3.3) (plus eaves storage)

Bathroom:
8'4" x 6'4" (2.54m x 1.93m)

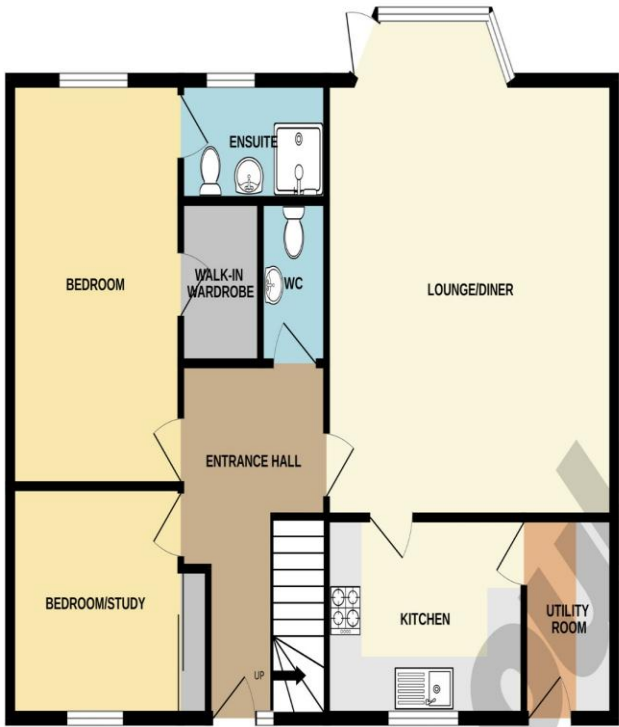
OUTSIDE

Driveway Parking

Detached Garage

Rear Garden

GROUND FLOOR
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 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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