

oulsnam



6 Ryebank Close, Bournville, B30 1SN

Offers in the region of £375,000

EPC: TBC

VIEWING IS HIGHLY RECOMMENDED FOR THIS WELL PRESENTED THREE BEDROOMED SEMI-DETACHED FAMILY HOME. Benefiting from off-road driveway parking, the property is conveniently situated on the sought-after Bournville Village Trust Estate, the property is ideally located for access to the Queen Elizabeth Hospital, the University of Birmingham and popular local schools. EP Rating TBC

LOCATION

The property is situated in a desirable and sought after location within the Bournville Village Trust Estate , founded in 1900 by George Cadbury and renowned for its local schools, parks and gardens.

The historic Bournville Village Green offers a range of local shops, cafes and other facilities and amenities.

Bournville Train Station provides easy access to the City Centre, with intervening stations convenient for the University of Birmingham and Queen Elizabeth Hospital. The area is also well served by local bus routes, and the Royal Orthopaedic Hospital is within easy reach.

The property is ideally positioned for a number of well-regarded schools, including Bournville Village Primary, St Francis CofE, and St Joseph's RC primary schools. Secondary education options include Kings Norton Girls' School, King Edward VI Kings Norton Boys' School, Dame Elizabeth Cadbury School, Bournville Secondary School, and the University of Birmingham School.

SUMMARY

- Well Presented Three Bedroomed Family Home
- Located on the Sought After Bournville Village Trust Estate
- Spacious Lounge/Diner with Bay Window
- Fully Fitted Modern Kitchen with integrated oven, hob and extractor and space for further freestanding appliances
- Bright Conservatory leading through to the Utility Room, WC and Store Room (Former Garage)
- Three Double Bedrooms to the First Floor with Bedrooms One and Three benefiting from fitted storage
- Contemporary Family Bathroom comprising; Bath with Shower Over, Wash Basin and WC set in a vanity unit
- Fully Boarded Loft
- Attractive Tiered Rear Garden with Paved Patio Area
- Off Road Driveway Parking with Ohme EV Charger
- Conveniently Located for access to the Queen Elizabeth Hospital and University of Birmingham

DATA

Tenure - the Agent understands the property is Freehold

Council Tax Band - D

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

Heating and Glazing - Gas Fired Central Heating and Double Glazing



ACCOMMODATION

GROUND FLOOR

Porch

Entrance Hall:
with cupboard

Lounge/Diner:
14'8" (4.47) (max) 10'2" (3.1) (min) x 23'1" (7.04) (max) x
11'11" (3.63) (min)

Kitchen:
10'9" x 8'10" (3.28m x 2.7m)

Conservatory:
13'1" x 9'7" (4m x 2.92m)

Utility Room:
7'1" x 9'2" (2.16m x 2.8m)

WC:
4' x 4'2" (1.22m x 1.27m)

Store (Former Garage):
7'9" x 8'9" (2.36m x 2.67m)

FIRST FLOOR

Landing:
with loft access and cupboard

Bedroom One:
8'5" (2.57) (plus wardrobe) x 12' (3.66)

Bedroom Two:
12'5" x 8'10" (3.78m x 2.7m)

Bedroom Three:
10'7" x 8'10" (3.23m x 2.7m) with fitted storage

Bathroom:
8'9" x 5'5" (2.67m x 1.65m)

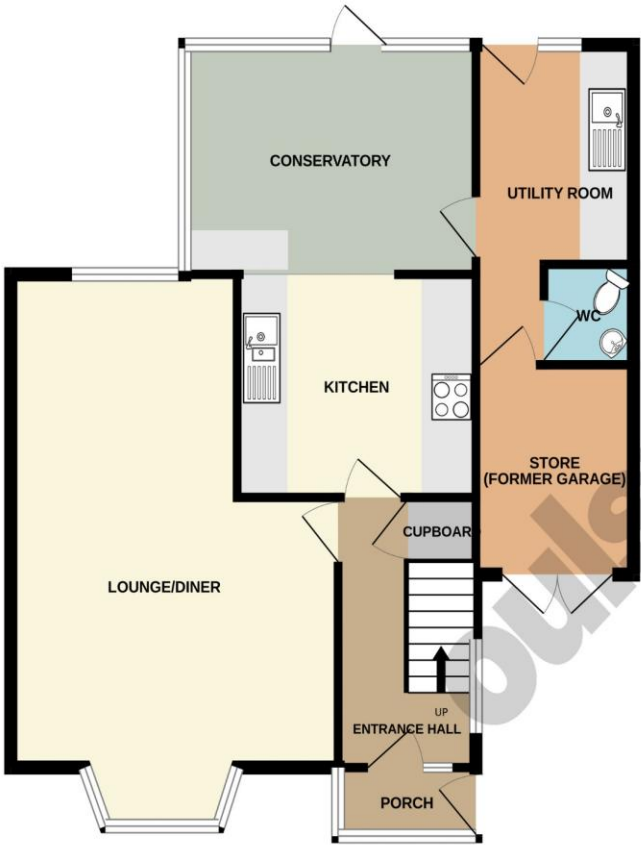
OUTSIDE

Front Garden

Driveway Parking

Rear Garden

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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