oulsnam







123 Mulberry Road, Bournville, B30 1SS

Offers in the region of £375,000

EPC: TBC

AVAILABLE WITH NO UPWARD CHAIN THIS CONVENIENTLY LOCATED THREE BEDROOMED SEMI-DETACHED RESIDENCE SET ON A GENEROUS PLOT benefits from a south-facing rear garden, ample off-road driveway parking, garage and car port. 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 convenient 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. The property also falls within the catchment area for the highly regarded King Edward VI Five Ways Grammar School.

SUMMARY

• Three Bedroomed Semi-Detached Residence set on a wide plot in this Sought After Location on the Bournville Village Trust Estate

• Comfortable Dual-Aspect Lounge with Feature Fireplace

• Separate Dining Room with Patio Doors leading to the Rear Garden

• Fully Fitted Kitchen with a Range of Base and Wall Units, benefiting from a spacious pantry cupboard and space for freestanding appliances

• First Floor Shower Room and Ground Floor WC

• Three Good-Sized Bedrooms to the First Floor each benefiting from fitted/built-in storage

• Attractive South-Facing Rear Garden with access to the Garage and Car Port

• Off Road Driveway Parking for multiple vehicles

• Conveniently Located for access to the Queen Elizabeth Hospital and University of Birmingham

• AVAILABLE WITH NO UPWARD CHAIN

DATA

Tenure - the Agent understands the property is Freehold

Council Tax Band - E

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

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





ACCOMMODATION

GROUND FLOOR

Storm Porch

Entrance Hall

Lounge:
10'8" x 19'6" (3.25m x 5.94m)

Dining Room:
9'7" x 10'8" (2.92m x 3.25m)

Kitchen:
13'1" x 8'3" (4m x 2.51m)with pantry cupboard

WC:
4'1" x 3'6" (1.24m x 1.07m)

FIRST FLOOR

Landing:
with loft access

Bedroom One:
10'6" x 19'5" (3.2m x 5.92m)with fitted wardrobes

Bedroom Two:
9'11" (3.02) x 14'5" (4.4) (max) 10'7" (3.23) (min)with airing cupboard

Bedroom Three:
6'3" (1.9) (max) 3'1" (0.94) (min) x 14'5" (4.4) (max) 8'2" (2.5) (min)with built in storage cupboard

Shower Room:
6'6" x 6'8" (1.98m x 2.03m)

OUTSIDE

Front Garden

Driveway Parking

Garage:
8'1" x 17'1" (2.46m x 5.2m)

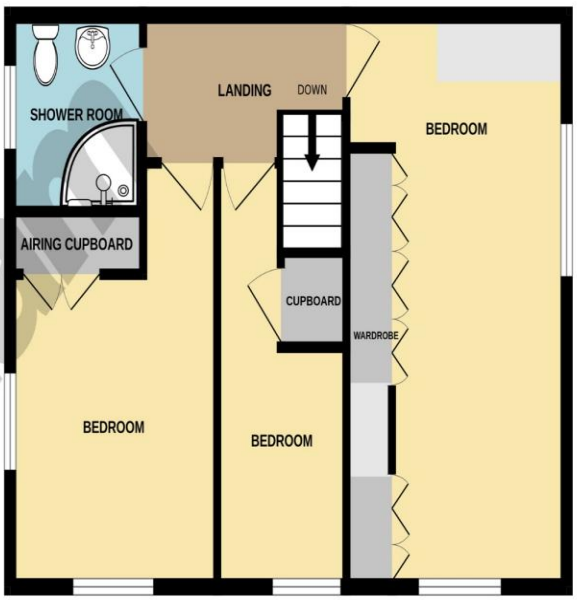
Car Port:
8'4" x 17'5" (2.54m x 5.3m)

Rear Garden

GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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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