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42 York Close, Bournville, B30 2HN

Offers in the region of £360,000

EPC: D

A BEAUTIFULLY PRESENTED AND IMPROVED SEMI-DETACHED RESIDENCE VERY WELL LOCATED FOR TRANSPORT LINKS TO INCLUDE BOURNVILLE TRAIN STATION. The property benefits from off road parking and a garage. Ideally situated close to Cotteridge Park, historic Bournville and the vibrant village of Stirchley. EP Rating: D

LOCATION

The property is well located on this popular estate in Bournville, renowned for its sought after schools to include Bournville Village Primary, Kings Norton Girls' and King Edward VI Kings Norton Boys' Secondary Schools, delightful parks, the historic Village Green and other local amenities.
Bournville Train Station can be found nearby providing easy access to the City Centre and beyond, whilst Cotteridge park is just a short walk from the property offering open green space.
The property is also ideally located for access to Stirchley Village which offers various amenities and shopping facilities to include a selection of bars, coffee shops and restaurants in this vibrant and continually changing popular suburb.
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.

SUMMARY

• Very Well Presented Three Bedroomed Semi-Detached Residence

• Refurbished to a High Standard by the Current Owners

• Stylish Lounge with Feature Fireplace and Open Plan to the Dining Area

• Modern Fully Fitted Kitchen with a Range of Base and Wall Units and integrated dishwasher

• Useful Conservatory / Utility Area off the Kitchen with Access to the Garage

• Ground Floor Guest WC

• Three Bedrooms to the First Floor

• Contemporary Family Bathroom comprising; Bath with Shower Over, Wash Basin and WC

• Attractive Rear Garden with Patio Area

• Off-Road Driveway Parking and Garage

• Ideally Located for Bournville Train Station

• Well situated for a number of sought after primary and secondary schools

• Early Viewing is Highly Recommended

DATA

Tenure - the Agent understands the property is Freehold

Council Tax Band: D

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





ACCOMMODATION

GROUND FLOOR

Entrance Hall

Lounge:
15'10" (4.83) x 13'11" (4.24) (max) 11'6" (3.5) (min)

Dining Room:
7'5" x 9'8" (2.26m x 2.95m)

Kitchen:
7'10" x 9'8" (2.4m x 2.95m) with pantry cupboard

Conservatory:
7'9" x 7'3" (2.36m x 2.2m)

Garage:
8'3" x 16'5" (2.51m x 5m)

WC:
2'4" x 5'1" (0.7m x 1.55m)

FIRST FLOOR

Landing:
with loft access and storage cupboard

Bedroom One:
8'8" (2.64) x 11'2" (3.4) (max) 9'4" (2.84) (min)

Bedroom Two:
7'9" (2.36) (max) 7'1" (2.16) (min) x 12'8" (3.86)

Bedroom Three:
7'10" x 7'9" (2.4m x 2.36m) with storage cupboard

Bathroom:
6'8" x 6' (2.03m x 1.83m)

OUTSIDE

Front Garden

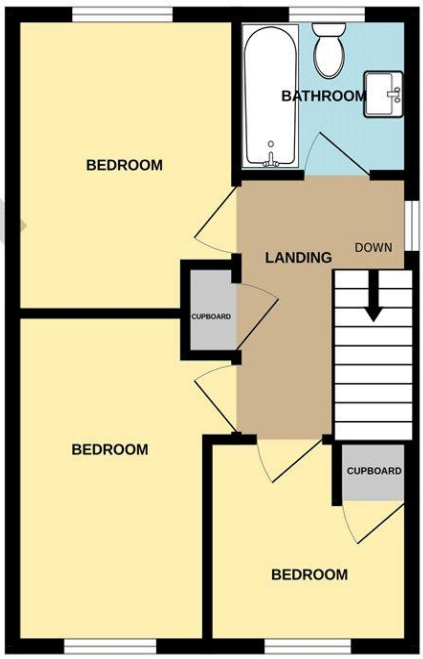
Driveway Parking

Rear Garden

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



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TOTAL FLOOR AREA : 925 sq.ft. (85.9 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.

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