oulsnam







9 Lower Moor, Bournville, B30 1TN

Offers in the region of £385,000

EPC: C

AVAILABLE WITH NO UPWARD CHAIN A RARE OPPORTUNITY TO PURCHASE THIS DELIGHTFUL SEMI-DETACHED BUNGALOW LOCATED IN A PLEASANT CUL-DE-SAC ON THE SOUGHT AFTER BOURNVILLE VILLAGE TRUST ESTATE. Offering two reception rooms, kitchen, three bedrooms, shower room and utility, viewing is highly recommended. EP Rating: C

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. The Train station in Bournville provides easy access to Birmingham City centre and beyond. A number of bus routes also run nearby.
The property is well located for a number of popular primary and secondary schools to include the most sought after Bournville Village Primary School.

SUMMARY

• Well Located Three Bedroomed Semi-Detached Bungalow

• Situated on the sought after Bournville Village Trust Estate

• Two Reception Rooms

• Three Bedrooms

• Fully Fitted Kitchen with space for Appliances

• Modern Shower Room

• Utility Room with Guest WC

• Situated in a pleasant Cul-De-Sac location

• Front and Rear Gardens

• Well situated for Transport Links

• Conveniently Located for the historic Bournville Village Green

• AVAILABLE WITH NO UPWARD CHAIN

DATA

Tenure - the Agent understands the property is Freehold

Council Tax Band: E

Heating and Glazing - Gas Fired Central Heating and 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

Storm Porch

Entrance Hall:
with loft access

Lounge:
11'4" (3.45) x 14'4" (4.37) (min) 16'2" (4.93) (max)

Dining Room:
8'8" (2.64) x 9'9" (2.97) (max) 7'11" (2.41) (min)

Kitchen:
15'6" (4.72) (max) 11'5" (3.48) (min) x 7'11" (2.41)with pantry and two further storage cupboards

Utility Room:
5'11" x 8' (1.8m x 2.44m)with storage cupboard

WC:
2'10" x 4'9" (0.86m x 1.45m)

Bedroom One:
12'2" (3.7) (max) 11'2" (3.4) (min) x 10'11" (3.33)with storage cupboard

Bedroom Two:
9'11" (3.02) (max) 9'1" (2.77) (min) x 15'2" (4.62)with storage cupboard

Bedroom Three:
7'11" x 7'11" (2.41m x 2.41m)

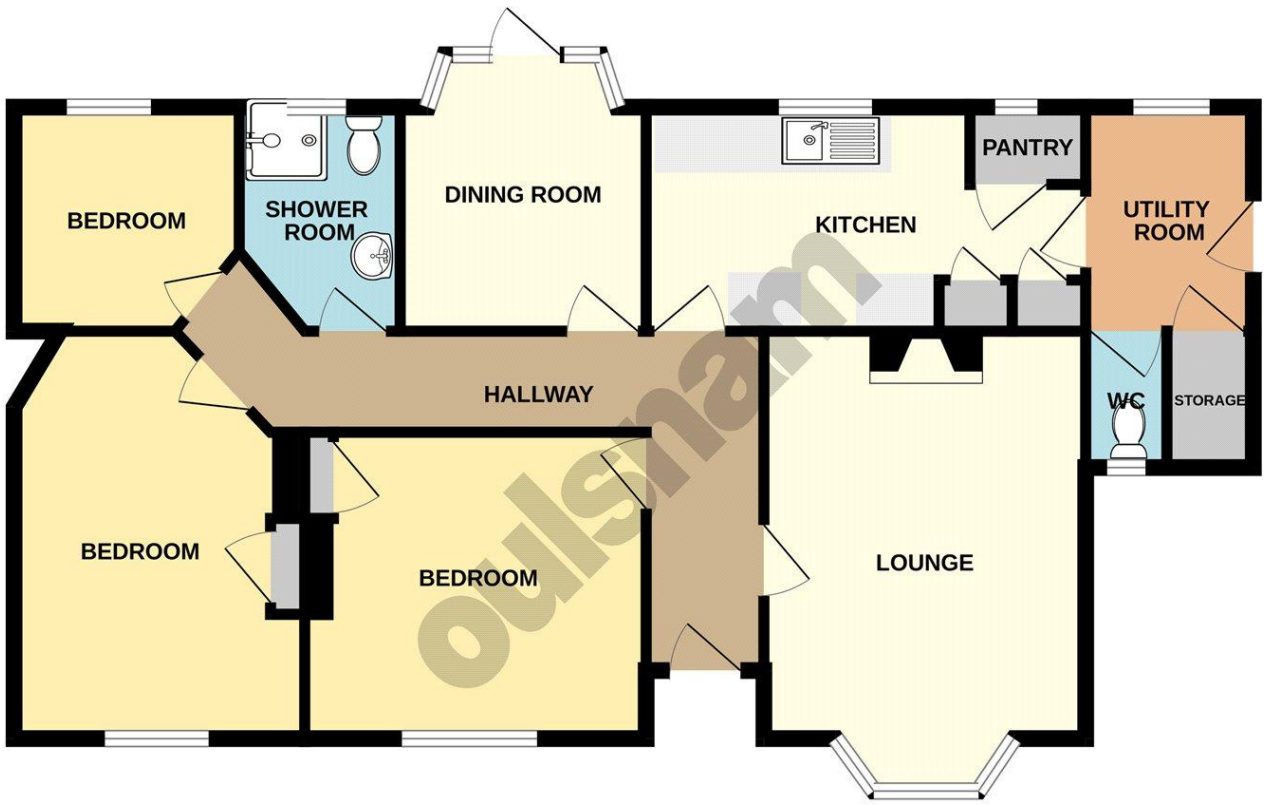
Shower Room:
5'8" x 7'11" (1.73m x 2.41m)

OUTSIDE

Front Garden

Rear Garden

GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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