oulsnam







77 York Close, Bournville, B30 2HN

Offers in the region of £295,000 **EPC: C**

AVAILABLE WITH NO UPWARD CHAIN A WELL-LOCATED TWO BEDROOMED SEMI-DETACHED RESIDENCE IDEALLY POSITIONED FOR TRANSPORT LINKS TO INCLUDE BOURNVILLE TRAIN STATION. The property benefits from a generous wrap-around garden, off-road parking and garage making it an ideal home for first-time buyers, downsizers or investors alike. EP Rating; C

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

• Well Located Two Bedroomed Semi-Detached Residence

• Requiring Modernisation Throughout

• Situated in a Cul-de-Sac within this popular residential estate in Bournville

• Kitchen and Lounge to the Ground Floor

• Conservatory

• Two Bedrooms and Bathroom to the First Floor

• Off Road Parking and Garage

• Generous Rear Garden with wrap-around Paved Area leading to the Garage

• Ideally Located for Bournville Train Station

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

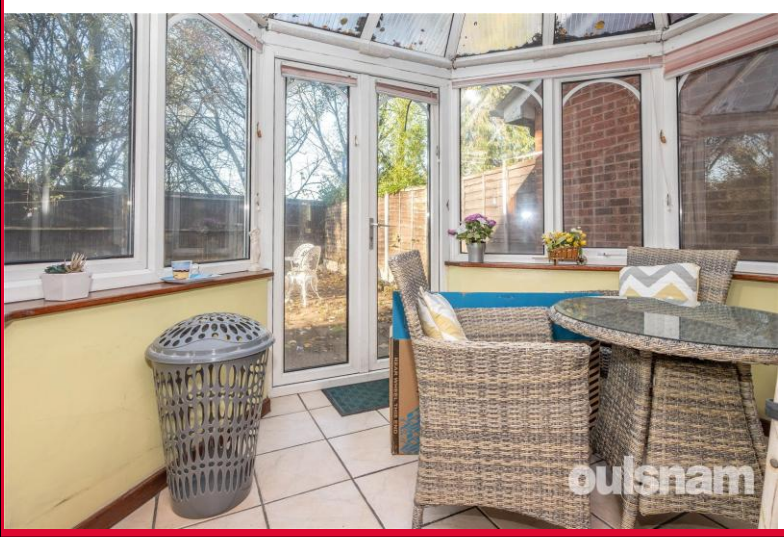
• AVAILABLE WITH NO UPWARD CHAIN

DATA

Tenure - the Agent understands the property is Freehold

Council Tax Band: C

Heating and Glazing - Gas Fired Central Heating and Double Glazing





ACCOMMODATION

GROUND FLOOR

Entrance Hall:
with storage cupboard

Lounge:
14'11" x 12'7" (4.55m x 3.84m)

Kitchen:
8' x 6'6" (2.44m x 1.98m)

Conservatory:
9'8" x 7'6" (2.95m x 2.29m)

WC:
2'6" x 5'7" (0.76m x 1.7m)

FIRST FLOOR

Landing:
with loft access

Bedroom One:
7'3" (2.2) (max) 5'9" (1.75) (min) x 12'7" (3.84)with cupboard

Bedroom Two:
8' x 12'8" (2.44m x 3.86m)

Bathroom:
7'2" x 6' (2.18m x 1.83m)with cupboard

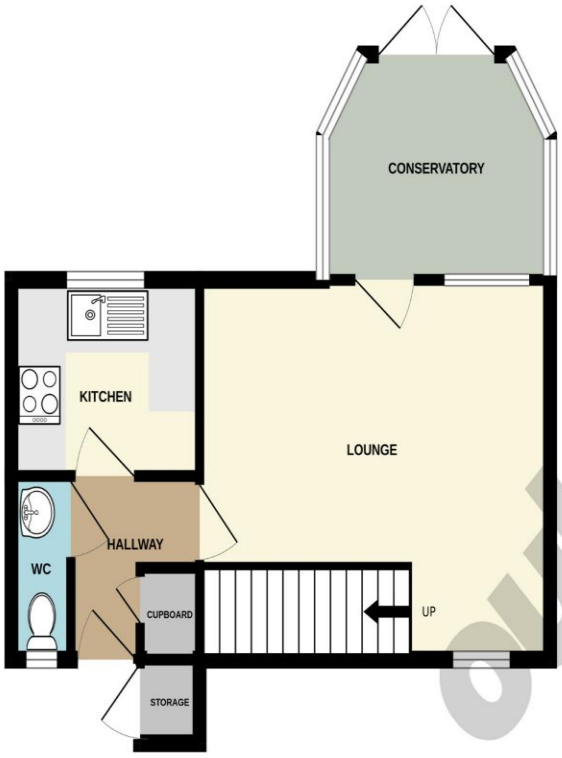
OUTSIDE

Off-Road Parking

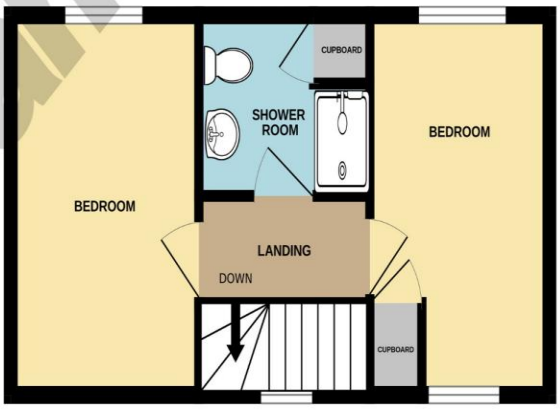
Garage:
8'2" x 16'2" (2.5m x 4.93m)

Rear Wrap-around Garden

GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
289 sq.ft. (26.9 sq.m.) approx.



oulsnam

TOTAL FLOOR AREA : 654 sq.ft. (60.7 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.
Made with Metropix ©2026









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.

235 Mary Vale Road, Bournville, Birmingham, B30 2DL

Tel: 0121 433 4500 | bournville@oulsnam.net