

**A TRADITIONAL TWO BEDROOM TERRACE HOME
IN SOUGHT AFTER LOCATION IN STIRCHLEY**



**17 MARY VALE ROAD
STIRCHLEY
BIRMINGHAM
B30 2DA**

- Excellent location convenient to Bournville Station and Stirchley Centre
- Two reception rooms
- Fitted kitchen
- Two bedrooms and spacious first floor shower room
- Pleasant rear garden

Offers in the region of £265,000

A lovely traditional terrace home located in a very popular part of Stirchley within a short walk to Bournville station and all the amenities on Pershore Road. The delightful accommodation includes two reception rooms, fitted kitchen, two good bedrooms, spacious first floor shower room and pleasant rear garden. The property further benefits from gas central heating and double glazing and with the benefit of no upward chain.

THE ACCOMMODATION COMPRISES

APPROACH shallow paved walled fore garden

ENCLOSED PORCH with double glazed double doors and inner glazed door into



FRONT RECEPTION ROOM 13' 0" (into bay) x 11' 4"

Double glazed bay window to front aspect with built in window seat/ storage, radiator, cupboards in alcoves, moulded cornices and ceiling rose and wall mounted electric fire.

REAR RECEPTION ROOM 12' 1" x 11' 3"

Double glazed window to rear, coving to ceiling, double radiator, door to the stairs and door to the kitchen.

FITTED KITCHEN 13' 5" x 6' 2"

Double glazed window to the side, upvc door to side and additional high level window, a range of floor and wall cupboards with gloss white fascias and light wood effect worktops and upstands, inset single bowl sink, 'Beko' ceramic hob and under oven, space and plumbing for washing machine, extractor fan and wall mounted 'Worcester' central heating boiler.



FIRST FLOOR

Stairs to the first floor Landing area with pine handrail and doors off to:-

BEDROOM ONE 11' 2" x 13' 1"

double glazed window to front elevation, ceiling cornices and radiator.

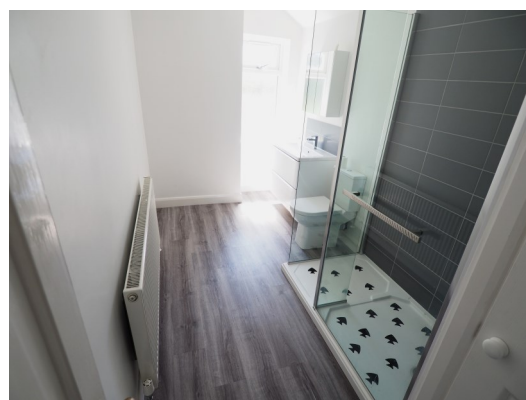
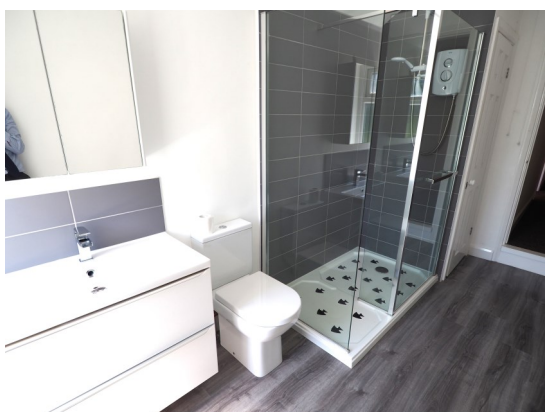
BEDROOM TWO 12' 1" x 10' 1" (maximum)

Double glazed window to rear elevation, radiator, shelving and cupboard to one alcove and wardrobe/ cupboard recess off.



SPACIOUS SHOWER ROOM

Double glazed window to the rear with obscure glass, 'walk in' shower enclosure with 'Triton' electric shower and being fully tiled, wall hung wash hand basin with cupboards under, close coupled WC, radiator, extractor fan and cupboard housing water tanks.



OUTSIDE

PLEASANT REAR GARDEN with paved yard area and Lean to Garden Store

Right of way crossing and garden with paved patio area, pathway, lawn, fencing and hedging to the boundaries.



GENERAL INFORMATION

TENURE We are informed the property is Freehold.

VIEWING By prior appointment with
Oakton Estates on 0121 459 9641

EPC **Rating 'E52'**

COUNCIL TAX Band **'B'** (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.