



Acacia Road

Bournville, Birmingham, B30 2AL

£675,000



- Beautiful Period Residence in Prestigious Location within Bournville Village Trust
- Wonderful Manicured Gardens Surrounding the Property
- Off Road Parking for Two Vehicles
- Conveniently Located for Bournville Train Station, QE Medical Complex and Birmingham University
- Four Generously Sized Bedrooms Over Three Floors
- Extended Breakfast Kitchen to the Rear
- Immaculately Maintained with Superbly Restored Period Features Throughout
- EPC Rating - D

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A wonderful and deceptively spacious period home situated on this sought-after road within the heart of Bournville Village. This impressive four bedroom property is surrounded by beautifully manicured gardens and provides off-street parking for two cars. Superbly located for Bournville Village Green and Bournville Train Station. Being Sold with No Upward Chain.

The property is set back well away from the street just opposite the idyllic Stocks Wood. With a decorative front fore-garden and tandem driveway for two cars that leads to the property entrance which is positioned to the side elevation. In through the entrance hall you have a staircase to the first floor and access into a light and airy front reception room with feature fireplace. The rear reception room is a generous size with storage under the stairs with another feature cast-iron fireplace and this leads through to the wonderful extended kitchen breakfast room. The kitchen breakfast room has space for table and chairs and access to the ground floor cloakroom and out to the gardens, the windows overlook the beautiful gardens at both the side and rear and the kitchen area comprises wall and base level units, complimentary work surfaces and matching up-stand, there is space for oven and hob and a large fridge freezer, but the kitchen also includes integrated dishwasher, washing machine and a single fridge.

The upstairs accommodation is set over two floors and provides four generously sized bedrooms including three double rooms and a smaller single fourth room. The upstairs accommodation is completed with a partly tiled bathroom comprising WC, wash hand basin and bath with gold mixers and separate shower, with an additional WC also off the first floor landing.

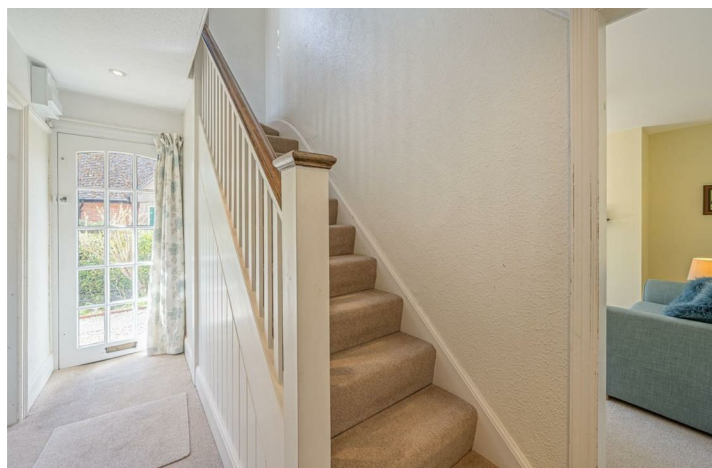
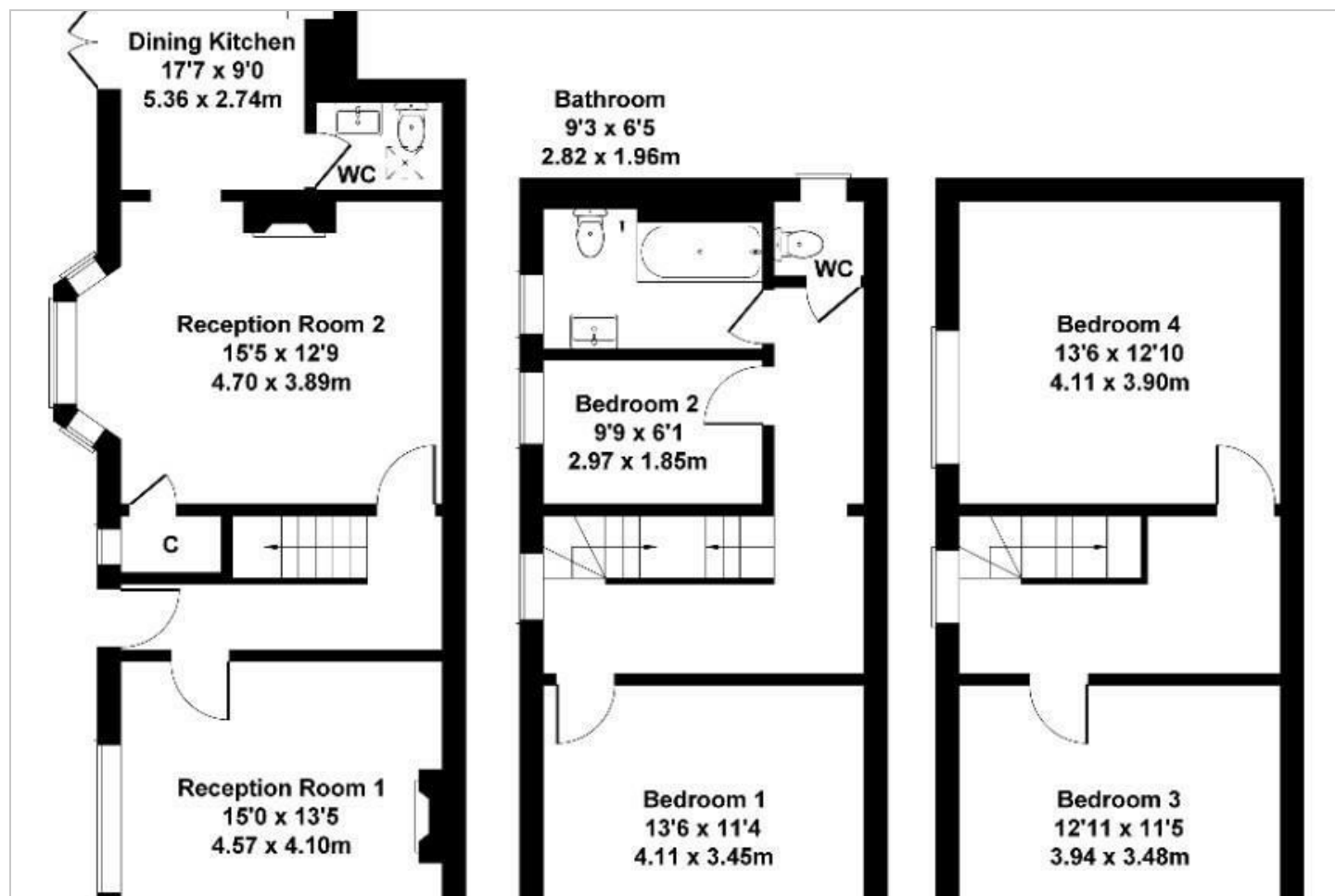
Outside wrapped around the side and rear of the property is a simply stunning and secluded large rear garden, with lawn areas surrounded by wonderfully manicured flowerbeds, borders and hedgerow, with a garden shed at the top surrounded by trees.

The property is situated within this quiet and prestigious location in the heart of Bournville Village, the property is within a conservation area which is dedicated to preserving the quality and original heritage of the local area for its residents. Bournville Village Trust Estate, founded in 1900 by George Cadbury is renowned for its delightful green landscapes and parks with plenty of local amenities in close proximity and a range of excellent schools within catchment, this property in particular is close to the historic Bournville Village Green, Selly Manor and Bournville Park, with the renowned Village Green providing a wonderful collection of independent shops and amenities.

Across the road from the property is the tranquil Stocks Wood which is host to a fantastic local garden centre and includes a wide variety of plants and trees alongside a restaurant offering coffee, lunch and afternoon tea.

The property is also perfectly situated for convenient access to The University of Birmingham and Queen Elizabeth Medical Complex, with Bournville train station providing easy direct access to both and directly into Birmingham City Centre. The local canal network provides convenient access to Selly Oak Shopping park which includes Sainsbury's, Marks and Spencers, and many other eateries and cafe's. Additionally in the other direction Stirchley High Street which has been recognised for its excellent array of micro breweries, artisan bakers and other food venues.

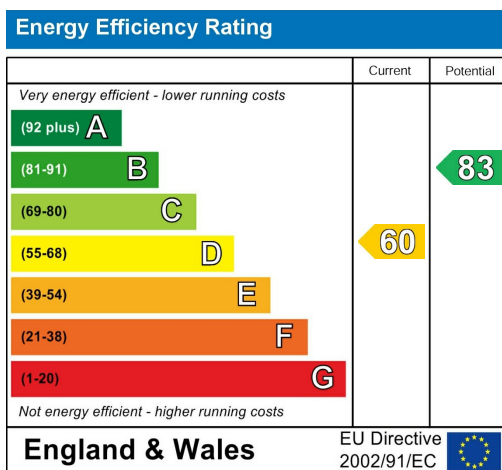
Floorplan







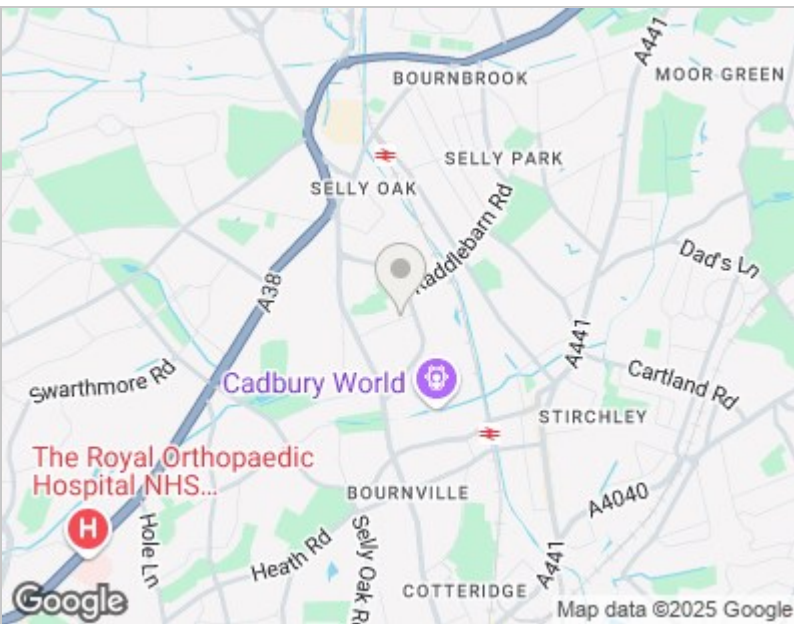
Energy Efficiency Graph



Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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