



**Horton  
& Storey**

**HAY GREEN LANE, BOURNVILLE, BIRMINGHAM**  
**£290,000**





### **THE HOUSE**

This is a wonderful example of Bournville home. The property has a double fronted aspect which enjoys two reception rooms, kitchen, utility and downstairs w.c. two bedrooms and a further upstairs bathroom. The property could be extended or converted to increase the ground floor accommodation (subject to planning approvals).

### **LOCATION**

The property is very well located close many local landmarks within Bournville. The Village green is a short walk away which boasts many independent retailers and the sought after Infant and Junior School.

### **LOUNGE** 11' 10" x 11' 9" (3.63m x 3.6m)

Double glazed sash window to the front elevation. Doors to dining room and stairs, original feature fireplace.



**DINING ROOM 7' 10" x 10' 2" (2.41m x 3.12m)**  
Double glazed sash window to the front elevation. Concertina wooden door into kitchen, concertina wooden door into lounge.

**KITCHEN 7' 10" x 9' 4" (2.4m x 2.87m)**  
Base units with door into inner lobby, sink with drainer and double glazed window to rear elevation.

#### **INNER LOBBY**

Door to understairs storage cupboard, door to w.c. and leading into utility room with access to rear garden.

**DOWNSTAIRS W.C. 5' 6" x 6' 5" (1.7m x 1.96m)**  
W.c. with sink and plumbing for bath, double glazed window to rear elevation.

**UTILITY ROOM 5' 6" x 9' 6" (1.7m x 2.9m)**  
Wall mounted central heating boiler and door to rear garden.

#### **FIRST FLOOR**

**BEDROOM ONE 12' 0 (max)" x 12' 0 (max)" (3.66m x 3.66m)**  
Double glazed sash window to front elevation, feature fireplace, door to storage cupboard, obscure single glazed window to stairwell and door to landing.

**BEDROOM TWO 8' 0" x 10' 2" (2.44m x 3.12m)**  
Double glazed sash window to front elevation, feature fireplace, door to landing.

**BATHROOM 7' 10" x 9' 6" (2.41m x 2.9m)**  
Double glazed window to the rear elevation. Suite comprises of: low level w.c., pedestal sink and panel bath with shower over.



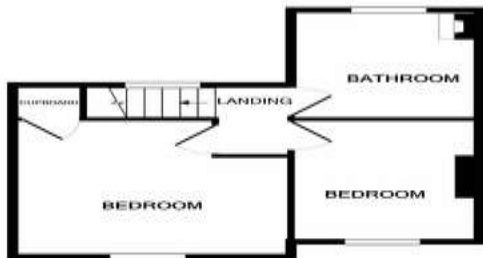


**REAR GARDEN**

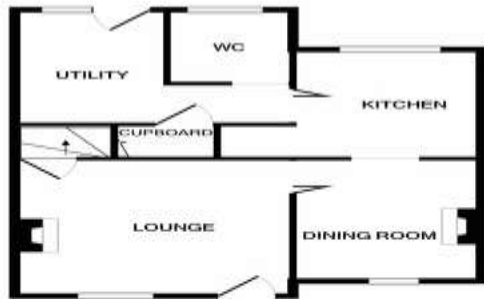
The garden is terraced to accommodate the sloping nature of the plot. Steps leading up to a lawned area with gravelled terrace. shared accessway across the neighbouring properties.

**THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017.**

'Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request'



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 838 SQ FT. (77.0 SQ M)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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