



17 Midland Road
Cotteridge, Birmingham, B30 2ES

Offers Over £335,000



****WOW!!! A BEAUTIFULLY RENOVATED PERIOD HOME WITH A STUNNING LOFT CONVERSION AND SUPERB OPEN-PLAN KITCHEN!**** Situated on one of the areas most sought-after roads is this exceptional period terrace, beautifully renovated by the current owners to create a stylish and characterful family home. Blending its original Victorian features with considered mid-century inspired touches, the property offers an impressive combination of period charm, contemporary design and practical modern living. The real heart of the home is the superb open-plan kitchen and rear reception space. Recently renovated to an excellent standard, the kitchen has been cleverly designed with an abundance of discreet storage, keeping the space beautifully streamlined and making it perfect for both everyday family life and entertaining. Impressive ceiling heights add to the feeling of space, while the design retains plenty of warmth and character. To the front is a lovely bay-fronted reception room featuring a beautiful fireplace and a cosy window seat/reading nook, while a further feature fireplace adds character to the rear reception area. A separate utility room provides valuable additional storage and practicality, together with a convenient ground-floor WC. Across the upper floors are three excellent double bedrooms, with the impressive loft conversion creating a superb principal bedroom suite. Flooded with natural light from a striking floor-to-ceiling window, this beautifully designed space includes excellent wardrobe storage, a separate shower en-suite and distinctive timber slat detailing allowing light to flow through to the stairwell below. With generous accommodation, multiple bathrooms and a wonderful balance of original character and contemporary design, this is a genuinely special home which has been thoughtfully improved throughout and is ready for its next owners to simply move in and enjoy.



Approach

This stunning, extended period terrace is approached via a mature front foregarden, with a low-level boundary wall, block-paved pathway and attractive, well-stocked flowerbeds to the borders. A storm porch provides access to a composite double-glazed front entrance door with decorative leaded and stained-glass detailing, opening into:

Front Dining Room

12'01" into recess x 13'09" into bay (3.68m into recess x 4.19m into bay)

With double glazed bay window to the front aspect with in-built window seat and storage, further bespoke storage to alcoves, inset gas fireplace with cast iron surround and wooden mantle piece on a raised slate hearth, ceiling light point, picture rail, central heating radiator and painted glazed internal door opens into:

Rear Reception Room

12'08" x 12'01" (3.86m x 3.68m)

With door to under stairs storage cupboard, double glazed window to the rear aspect, glazed internal door to stairs to the first floor, feature recess to chimney breast with checkerboard tiling and wooden mantle piece surround, ceiling light point, central heating radiator and open walkway into:

Open Plan Kitchen

10' x 6'10" (3.05m x 2.08m)

A superbly appointed kitchen featuring an attractive range of matching wall and base units with solid wooden block work surfaces, incorporating a five-ring gas hob with contemporary built-in extractor above and integrated oven. Further benefiting from a double Belfast sink with mixer tap, integrated microwave and slimline dishwasher, together with space for a fridge/freezer. Finished with stylish hexagonal tiled flooring and tiled splashbacks, with a double-glazed window to the side aspect, ceiling light point and open walkway leading into:

Outer Lobby Area

With a double-glazed door providing access to the side return, continued tiled flooring and a useful built-in cupboard housing the Worcester Bosch combination boiler with additional storage space. An internal door opens into:

Ground Floor WC and Utility

7' x 6'11" (2.13m x 2.11m)

With a frosted double-glazed window to the side aspect and fitted with a Belfast sink with mixer tap and wooden block work surface, together with space and plumbing for a washing machine and tumble dryer and further space for a low-level fridge/freezer. Finished with tiled splashbacks, central heating radiator, ceiling light point and wall-mounted extractor fan.



First Floor Accommodation

Accessed from the rear reception room via a turning staircase rising to the first floor landing, with central heating radiator and two pendant ceiling light points. An internal door provides access to the staircase rising to the top-floor accommodation, with a further door opening into:

Bedroom One

8'04" x 12'01" (2.54m x 3.68m)

With double glazed window to the front aspect, central heating radiator and ceiling light point.

Bedroom Two

12'03" x 9'01" (3.73m x 2.77m)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

Bathroom

7' x 10'10" (2.13m x 3.30m)

Accessed from the landing via a step down, this superb bathroom is fitted with a stylish four-piece suite comprising a corner-entry shower enclosure with mains-powered rain-effect shower, inset bath with mixer tap and shower attachment, and a wash hand basin set within a vanity unit providing useful storage and incorporating a concealed-cistern WC. Finished with tiled flooring and splashbacks, recessed ceiling spotlights, heated towel rail and a frosted double-glazed window to the rear aspect.

Top Floor Accommodation

25'09" x 11' (7.85m x 3.35m)

From the first-floor landing, a staircase rises into this stunning loft-converted principal bedroom. The initial area provides an ideal home office space, featuring bespoke timber-slatted partitions, a double-glazed Velux roof light to the front aspect and recessed ceiling spotlights. This opens beautifully into the main bedroom area, with a striking floor-to-ceiling picture window overlooking the rear, flooding the space with natural light. Further benefiting from a ceiling light point, central heating radiator and door opening into:

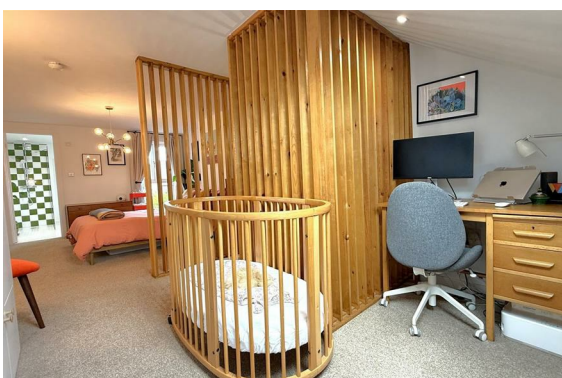
En-Suite Wetroom

8'11" x 6'07" (2.72m x 2.01m)

A beautifully finished en-suite with a striking walk-in shower featuring distinctive green and white checkerboard tiling, glass screen and mains-powered rain-effect shower. Further comprising a wash hand basin set upon a bespoke timber vanity unit with mixer tap and low-flush WC. Finished with tiled flooring, recessed ceiling spotlights, ceiling-mounted extractor fan, heated chrome towel rail and a frosted double-glazed window to the side aspect.

Rear Garden

From the outer lobby area a UPVC double glazed door leads out to a block paved side return leading to a picket fence leading to a wonderful mature rear garden with an initial patio area for outside seating and entertaining area, decorative with raised flowerbeds, vegetable patches, then in-turn leading to pathway to the rear of the garden with further decorative flowerbeds with well stocked mature plants and shrubs, grass, further raised vegetable patches, then leads to rear patio area with hexagonal slabs and a low maintenance rear garden area with a wooden rear access gate, hardstanding for garden shed and the further for potential for a summerhouse / garden office.



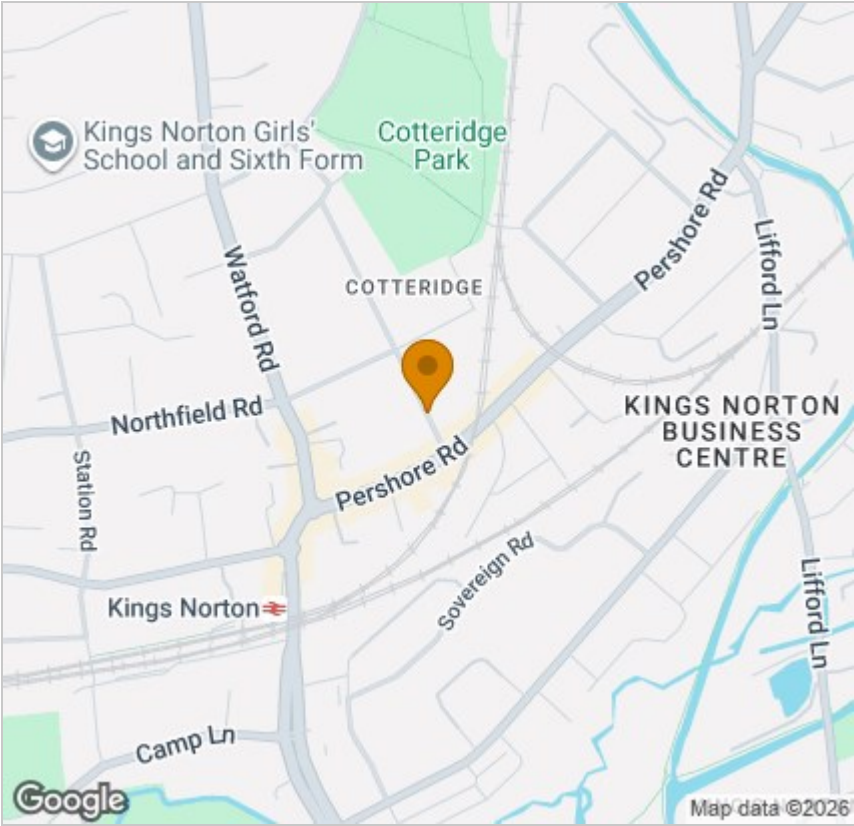
Floor Plan



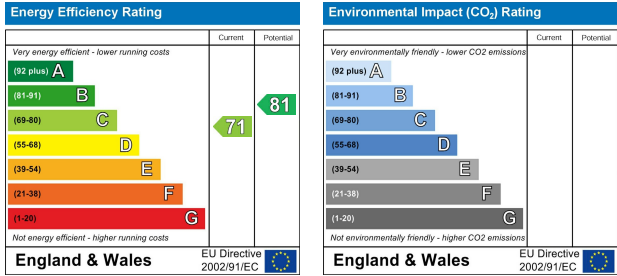
Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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