



**Bryony Road, Bournville Village Trust B29 4BU**  
**£950,000**

**MCHUGO**  
HOMES



## Property

The home retains much of its original charm, with bay windows, decorative brickwork, and classic 1930s detailing that reflect the area's heritage. The front elevation, with its attractive facade, gives the property a distinctive and welcoming appearance. Inside, the ground floor features two alternative-use reception rooms filled with natural light, along with a large extended kitchen and dining area overlooking the rear garden — ideal for family life and entertaining. The layout offers a great sense of flow while maintaining separate, comfortable spaces. Upstairs are four well-proportioned bedrooms, together with a family bathroom and an additional shower room, providing practicality and flexibility for everyday living. This is a home that offers both charm and substance — with character features preserved throughout, modern extensions adding space, and a truly impressive garden completing the picture.

## Approach

The property is set back from the road behind a private brick-paved driveway, offering ample parking and bordered by a mature front garden. External lights surround the front door and windows with an electric roller door opening up into the garage, an 'Ohme' charging point for an electric vehicle and a side gate for access to the rear garden. The classic brick exterior, entwined with established vines and greenery, creates a picturesque first impression that perfectly reflects the charm and heritage of the Bournville Village Trust.

## Porch

Tiled flooring, ceiling light point, single-glazed traditional front door and double-glazed door leading to:

## Hall

Wooden floor, two obscure double glazed windows to front and side elevation, two ceiling light points, power points, access to cloakroom, stairs leading to first floor and doors leading to:

## Living room

Double glazed windows to front and rear elevation with double glazed French doors leading to the garden, two ceiling light points, ceiling coving, carpeted, radiator, built in storage and log burner fire.

## Sitting room / office

Double glazed bay window to rear elevation, carpeted, radiator, four wall light points, power points and ceiling coving.

## Kitchen

Double glazed bi-folding doors leading to rear garden, double glazed windows to side elevation, Karndean flooring, two radiators, power points, three ceiling light points, ceiling spot lights, stunning ceiling lantern, with kitchen featuring wall and base units, integrated appliances; fridge and freezer, double 'Siemens' oven, six gas ring hob with over hood extraction, 'Bosch' dishwasher, wine cooler and a built in storage space.

## Utility

Base units with counter top, double sink, plumbing for washing machine, double glazed obscure window to rear elevation, radiator, ceiling spotlights, power points, door leading to garage and door leading to rear garden.

## Landing

Carpeted, radiator, two ceiling light points, loft hatch, three double glazed windows to front elevation and doors leading to:

## Master bedroom

Double glazed window to front and rear elevation, carpet, two radiators, two ceiling light points, fitted wardrobe and drawer space.

## Bedroom two

Double glazed window to front and rear elevation, two radiators, two ceiling light points, carpet and fitted storage cupboards.

## Bedroom three

Double glazed window to rear elevation, carpet, ceiling light point, radiator and fitted wardrobe.

## Bedroom four

Double glazed window to rear elevation, carpet, ceiling light point, radiator and fitted storage.

## Bathroom

Double glazed obscure window to front elevation, bath with overhead shower, wash hand basin, WC, towel rail radiator, ceiling spotlights and storage which houses the water tank.

## Shower room

Double glazed obscure window to side elevation, sink within vanity unit and fitted cupboard above, walk-in shower, WC and towel rail radiator.

## Rear garden

Pebble stone patio area with steps or a pathway leading down to a large lawn area with mature trees and shrubs to surround and a further lawn area with greenhouse and garden shed for alternative use.

## Area

Located within the tranquil and leafy Bournville Village Trust, the property enjoys the best of both worlds — peaceful surroundings and excellent local amenities. The area is steeped in history, known for its distinctive 20th-century garden suburb design, tree-lined avenues, and community spirit. Residents benefit from proximity to Bournville Green, Rowheath Park, and Selly Oak Retail Park, along with excellent local schools and transport links to Birmingham city centre, QE Hospital, and the University of Birmingham. With its sense of heritage, greenery, and convenience, Bournville Village Trust remains one of South Birmingham's most desirable residential areas.

## Further information

Tenure:Freehold	
EPC: TBC	
Council Tax Band: C	
Utility supply, rights and restrictions:	
Broadband: FTTC	
Electricity supply: Mains supply	
Gas supply: Mains supply	
Sewerage: Mains supply	
Water supply: Mains supply	
Other information	
Construction materials: Brick	
Roof material: Tile	
	<div><ul style="list-style-type: none"><li>Traditional 1930s family home</li><li>Charming façade</li><li>Detached</li><li>Bournville Village Trust</li><li>Four bedrooms</li><li>Separate bathroom and separate shower room</li><li>Large nature rear garden</li><li>Private driveway</li><li>Extended kitchen and dining area</li><li>Downstairs WC</li></ul></div>



Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

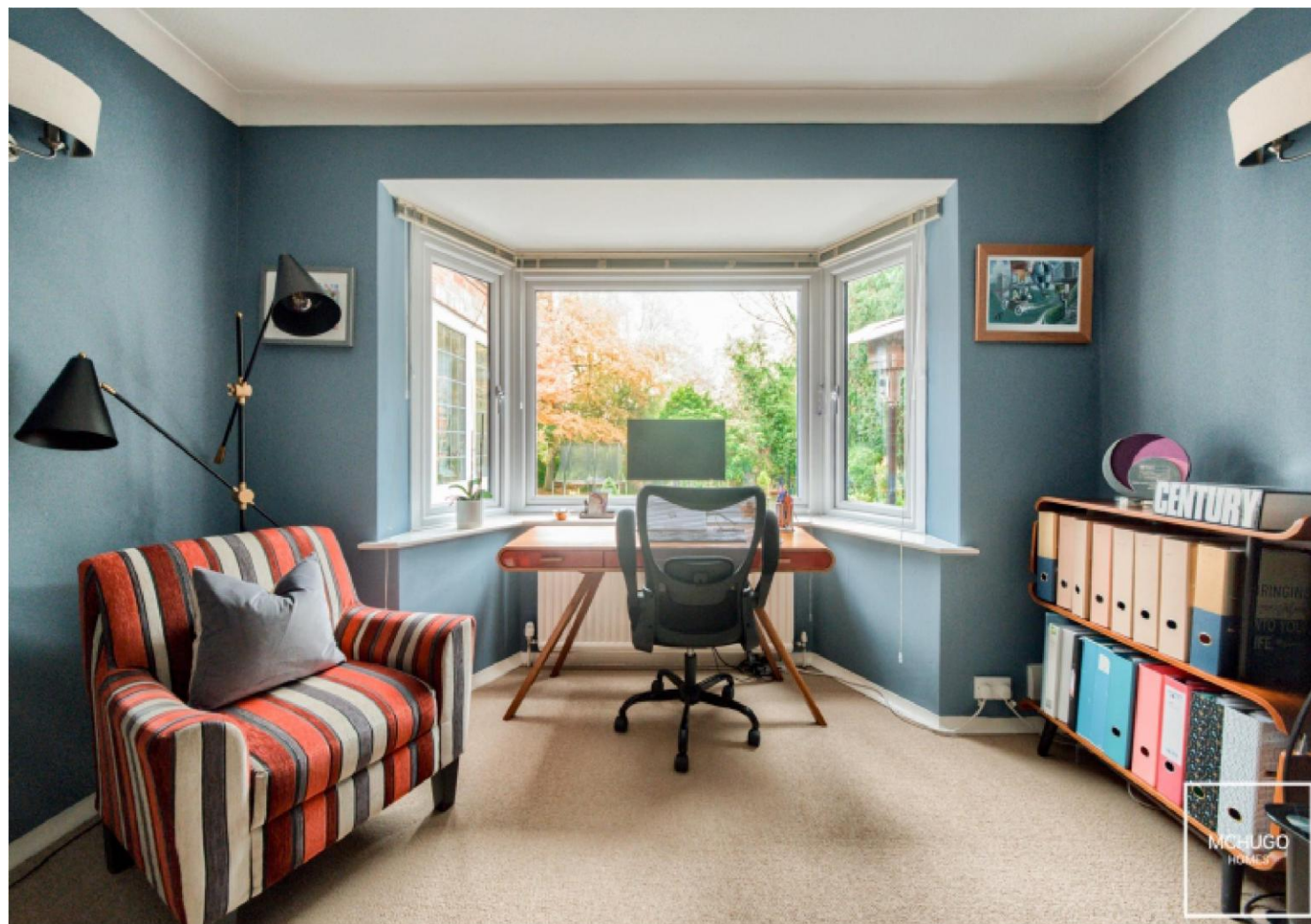
However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.





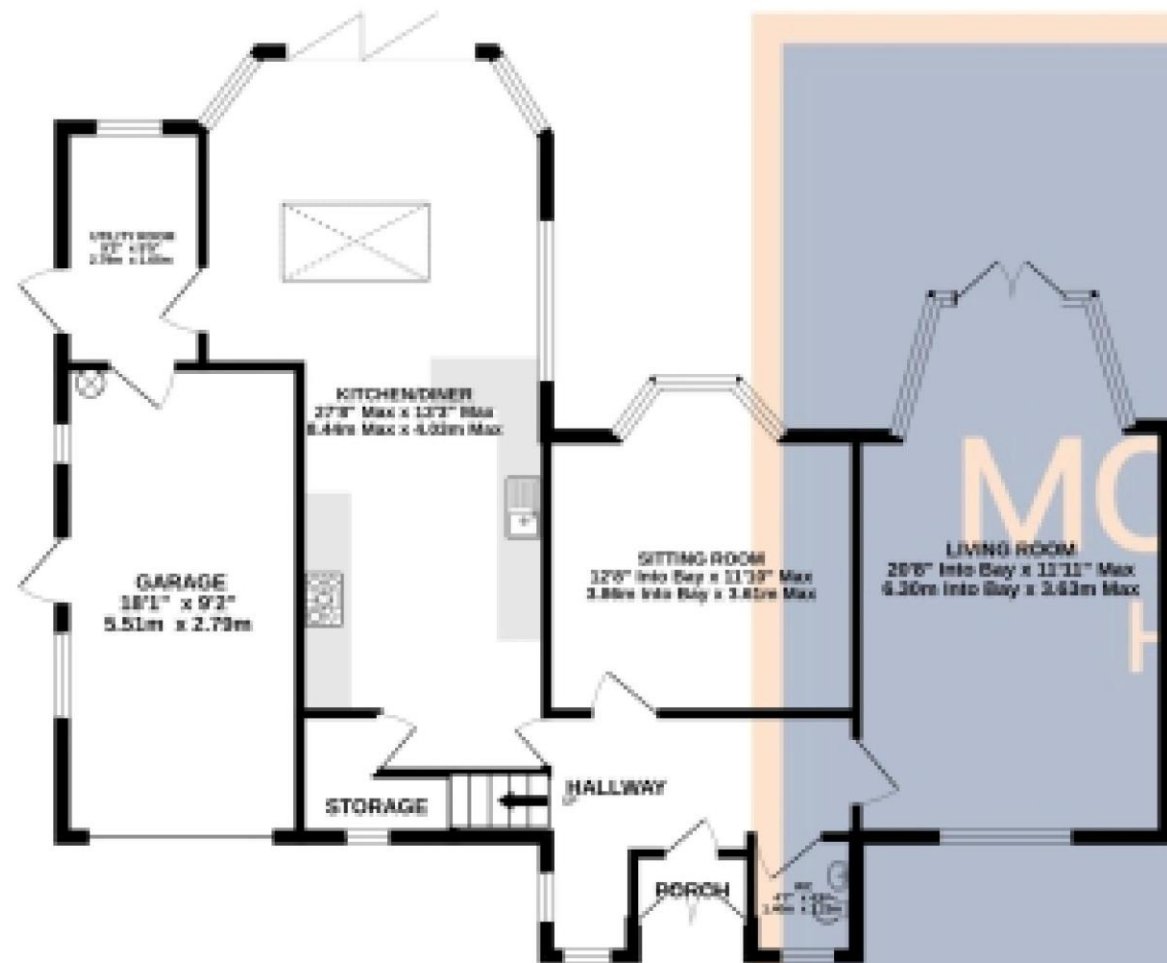




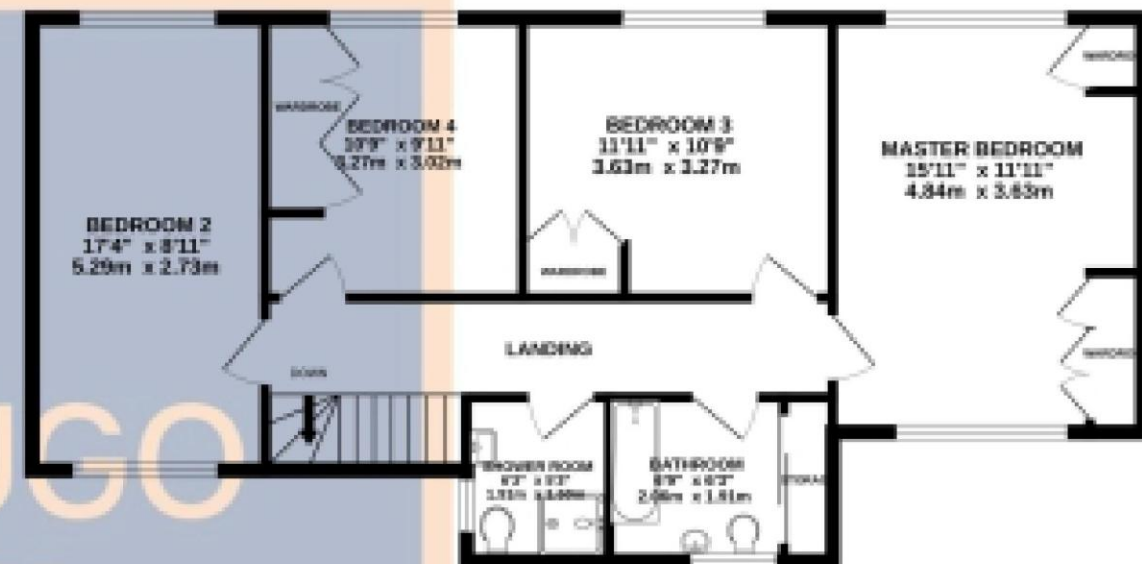




GROUND FLOOR  
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 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 ©2025

01215170251 | [movinghome@mchugohomes.co.uk](mailto:movinghome@mchugohomes.co.uk) | [www.mchugohomes.co.uk/](http://www.mchugohomes.co.uk/)  
7 Weekin Works 112-116 Park Hill Road, Harborne B17 9DH

MCHUGO  
HOMES