



6 Cookes Croft

Northfield, Birmingham, B31 3XR

Offers Over £220,000



STUNNING TWO BEDROOM SEMI-DETACHED HOME IN LOVELY LOCATION! Tucked away in this lovely, quiet cul-de-sac is this beautifully presented and enlarged, two bedroom, semi-detached home which would make the perfect home! Cookes Croft is conveniently located for easy access to the city centre and the surrounding areas. The M5 and M42 motorway network is just a short drive away, making it easy to commute to other parts of Birmingham and beyond. Northfield train station provides excellent rail connections and you also have all of the amenities of Northfield, Longbridge and Kings Norton close at hand including the local parks, nature reserve and well thought of schools. The house itself offers the following; landscaped front garden and driveway, entrance hall, spacious living room, breakfast kitchen, and a superb rear garden. To the first there is an excellent main bedroom, second bedroom and a bathroom. To book your viewing of this lovely home please call our Kings Norton office!



Approach

The property is approached via a front driveway providing off road parking with a decorative fore garden with lawned area and decorative trees, plants and shrubs leading to a rear access way and a double glazed front entry door opening into:

Entrance Hallway

With ceiling light point, wall mounted fuse box, central heating radiator, stairs giving rise to the first floor landing and door opening into:

Living Room

14'3" max x 10'3" (4.367 max x 3.131)

With feature decorative fireplace, ceiling light point, central heating radiator, double glazed bay window to the front aspect and door opening into:

Refurbished Kitchen

13'2" max x 8'10" min x 9'11" max (4.024 max x 2.694 min x 3.043 max)

With tiled flooring, two ceiling light points, a selection of matching wall and base units with work surfaces over incorporating sink and drainer with mixer tap over, cupboard housing combi boiler, two double glazed window to the rear aspect, double glazed obscured door giving access to the rear garden, in-built oven with four ring burner gas hob with extractor over, space facility for dishwasher and washing machine, integrated fridge and freezer, space saving central heating radiator, door opening

into useful under stairs storage cupboard and tiling to splash back areas.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with loft access point, ceiling light point, obscured double glazed window to the side aspect and doors opening into:

Bedroom One

10'2" min x 13'3" max x 11'9" (3.124 min x 4.056 max x 3.605)

With two double glazed windows to the front aspect, over stairs airing cupboard housing the water tank and storage space,, ceiling light point and central heating radiator.

Bedroom Two

6'7" x 11'5" (2.016 x 3.480)

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

Bathroom

6'5" x 5'4" (1.972 x 1.645)

With an obscured double glazed window to the rear aspect, bath with wall mounted electric shower over, tiling to splash back areas, wash hand basin on pedestal with two taps over, low flush WC, central heating towel rail and wall mounted extractor fan.

Rear Garden

Being accessed via the side access point or the

kitchen leads to a paved patio area leading to a mature lawned area, decorative selection of trees, plants and shrubs and being finished panel fencing to all borders.

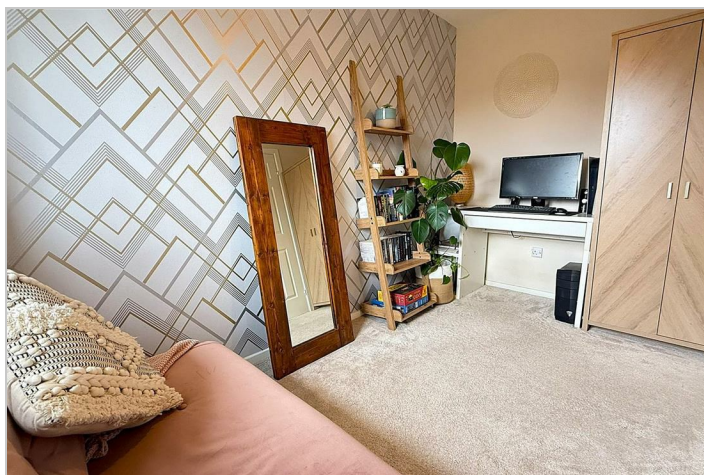
Tenure

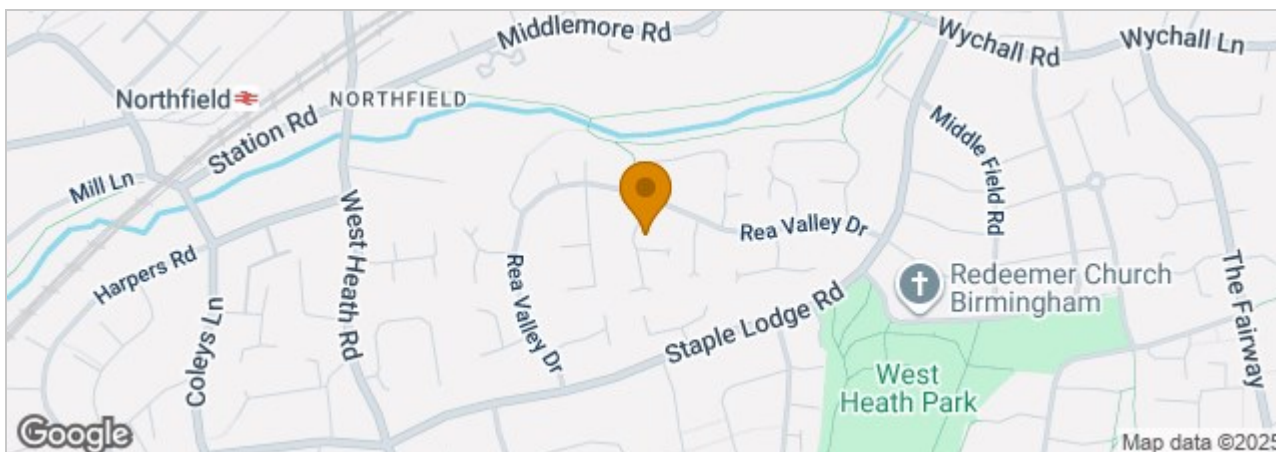
We believe the property is Freehold subject to confirmation by a Solicitor.

Council Tax

According to the Direct Gov website the Council Tax Band for 6, Cookes Croft Northfield, Birmingham, West Midlands, B31 3XR is band B and the annual Council Tax amount is approximately£1,739.89 subject to confirmation from your legal representative.

Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

Energy Efficiency Graph

