

AP MORGAN



Staple Lodge Road, Northfield, Birmingham
Offers in excess of £310,000

Features:

- Spacious detached family home
- Four good sized bedrooms
- Open plan lounge/dining area
- Large kitchen
- Family bathroom, En-suite and downstairs W.C
- Good sized rear garden
- Multi-car driveway
- EPC- TBC

Description:

A fantastic opportunity has arisen to purchase a spacious and well presented, four bedroom detached house situated in the highly sought after area of Northfield, Birmingham. Perfect for those with large families looking for the ideal family home with plenty of living space and local amenities including shops, parks and highly regarded schools all within walking distance.

Upon approach to the property there is a large driveway with space for multiples vehicles with a pathway running down to the front door.

Moving inside, the property briefly comprises of a welcoming entrance hallway with downstairs W.C; spacious and open plan lounge/dining area; large kitchen with integrated dishwasher; utility room with space for freestanding appliances; large first floor landing with centre staircase; four good sized bedrooms with the master bedroom benefitting from an en-suite shower room and finally a family bathroom with bath and overhead shower. The attached garage has been converted into a room which could be used as a study or home gym.

The rear garden is a very good size comprising of a large patio area perfect for outdoor furnishings as well as a lawn at the rear with fencing along each border for added security and privacy.

Ideally situated in a quiet residential area with West Heath Park located just across the road, whilst having amenities nearby, this property's location also benefits from being in the catchment area for good schools, and great transport links to Birmingham City Centre with the M5, junction 4 and M42, junction 2 being readily accessible. Other facilities include Northfield Library, Northfield Pool & Fitness Centre and a range of shopping facilities locally including the rapidly expanding and recently regenerated Longbridge Town Centre.



Details:

Lounge 15' x 13' (4.57m x 3.96m)

Dining Room 9'11" x 9'10" (3.02m x 3m)

Kitchen 13'1" x 9'1" (4m x 2.77m)

Bedroom One 13' x 12'11" (3.96m x 3.94m)

Bedroom Two 13' x 11' (3.96m x 3.35m)

Bedroom Three 9'1" x 9' (2.77m x 2.74m)

Bedroom Four 9'1" x 7'11" (2.77m x 2.41m)

Bathroom 6' x 5'1" (1.83m x 1.55m)

En-suite 8' x 7' (2.44m x 2.13m)

W.C 5'1" x 2'11" (1.55m x 0.9m)

Utility Room 5'1" 4'11" (1.55m 1.5m)

Converted Garage 16'1" x 8'1" (4.9m x 2.46m)

EPC Rating: To be confirmed

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

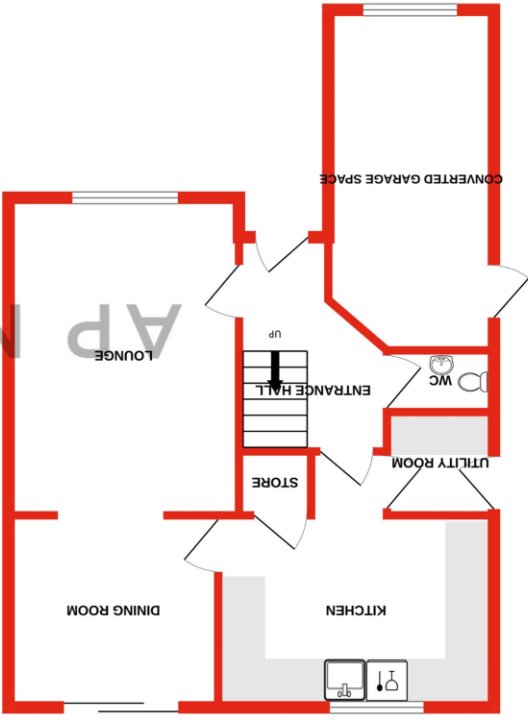
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

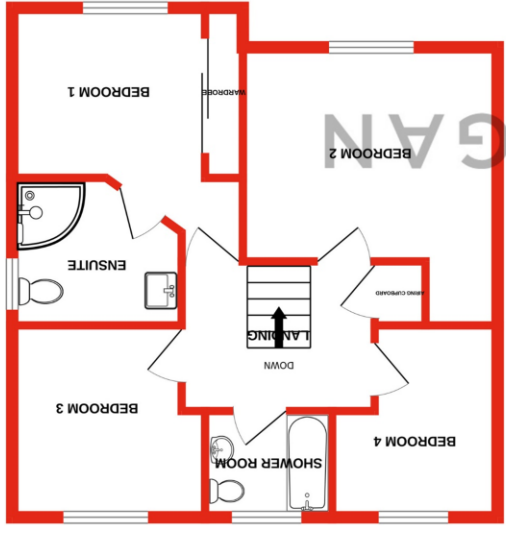
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.

TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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.
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