

AP MORGAN



West Park Avenue, Northfield
Offers in the region of £260,000

Features:

- Two Bedroom Semi-Detached Property
- Solar Panels Fitted
- En-Suite To The Primary Bedroom
- Ground Floor WC
- Utility Room
- Large Rear Garden
- Well Positioned For Access To Local Amenities
- EPC: D

Description:

This two bedroom semi-detached property presents a well-appointed home in a desirable area of Northfield, Birmingham. Offered with off-road parking, a ground-floor WC, utility room, conservatory, and en-suite shower room to the primary bedroom. The property also benefits from photovoltaic solar panels providing additional electricity to the property.

In brief, the property comprises of the following: An initial entrance porch leads to the main hallway, but also opens to the ground-floor WC which in turn opens on to the utility room/storage space, with a rear door allowing direct access to the rear garden without passing through the internal living space. Adjacent to the main hallway is a front reception room with canted bay window, which follows on to a dining room which in turn opens on to the conservatory at the rear of the property. Also at the rear of the property is a galley kitchen. Following the stairs from the hallway to the first floor landing, the first floor comprises of a primary bedroom with en-suite shower room, a further double bedroom, a main bathroom, and a storage cupboard.

To the front of the property is a driveway providing off-road parking. To the rear is a well-maintained multi-aspect garden with an initial patio area leading to a lawn. Mature trees and plants are featured throughout. The property also benefits from solar panels which will be included in the sale.

The property benefits from proximity to local shops, whilst nearby Longbridge and Northfield town centres provide further shopping opportunities and amenities. Longbridge and Northfield train stations also provide direct trains into



Birmingham City Centre. The property is also conveniently positioned for travel via road to Birmingham City Centre, the M5 and M42 motorways, and beyond. Several well-regarded primary schools, secondary schools, and higher education institutions are also located nearby.

Details:

Lounge 10'5" x 10'8" (3.18m x 3.25m)

Dining Room 11'6" x 10'8" (3.5m x 3.25m)

Kitchen 11'6" x 7' (3.5m x 2.13m)

Conservatory 8'3" x 10'2" (2.51m x 3.1m)

Utility 10'8" x 5'4" (3.25m x 1.63m)

WC 6'3" x 4'2" (1.9m x 1.27m)

Storage 10' x 4' (3.05m x 1.22m)

Bedroom 1 11'6" x 10'10" (3.5m x 3.3m)

En-Suite 5'3" x 6'9" (1.6m x 2.06m)

Bedroom 2 10'5" x 10'10" (3.18m x 3.3m)

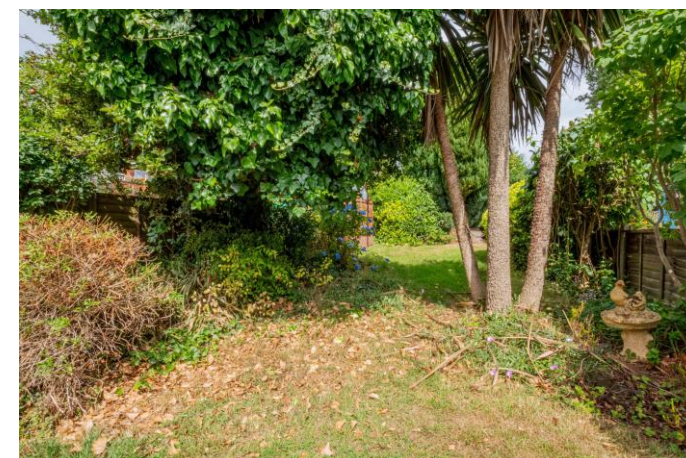
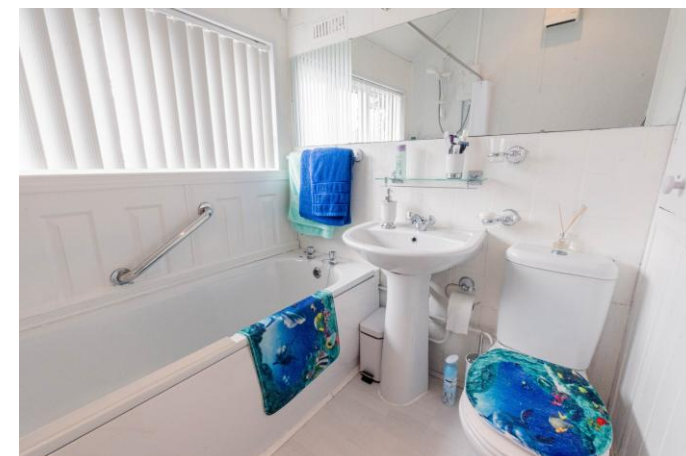
Bathroom 7' x 6'9" (2.13m x 2.06m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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Need a mortgage?

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Property to sell?

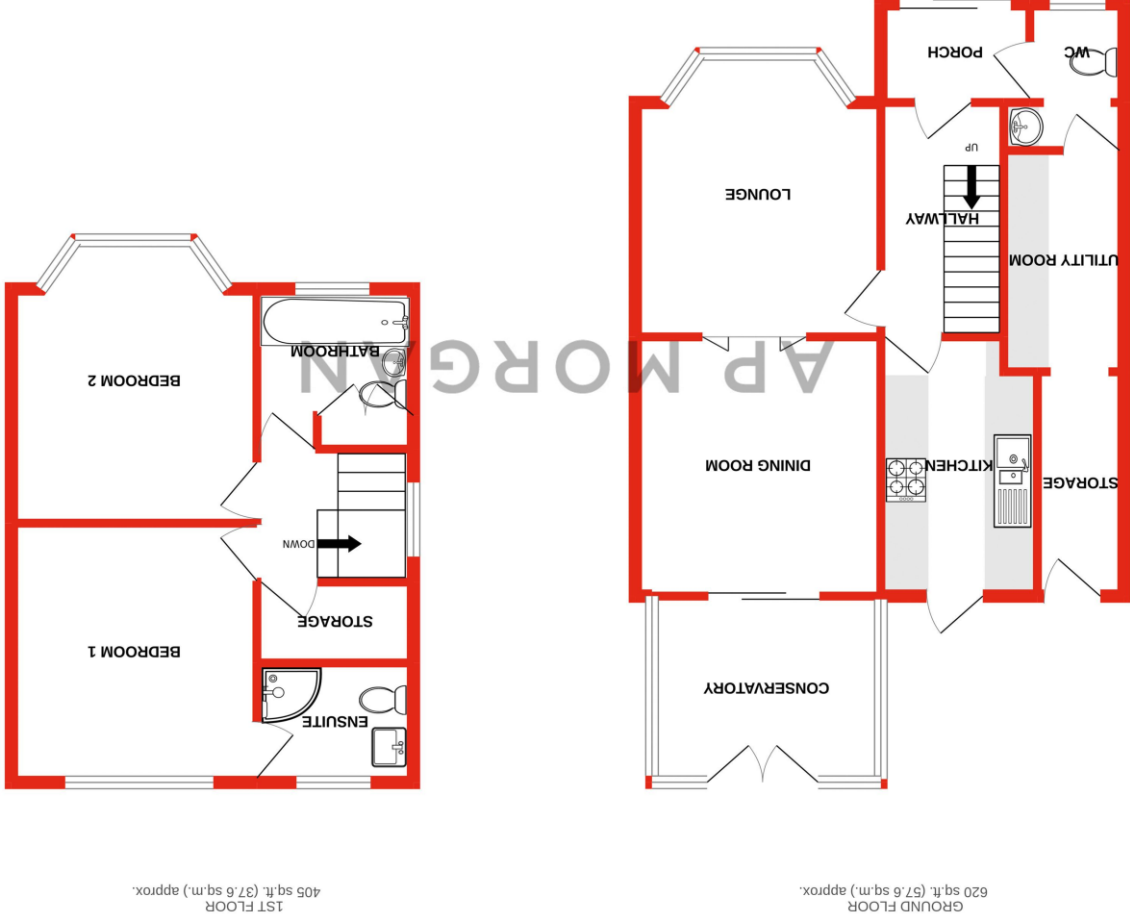
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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TOTAL FLOOR AREA - 1024 sq.ft. (95.2 sq.m.) approx.

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