

**AP MORGAN**



**Saxon Wood Close, Birmingham**  
Offers Over £325,000



**Features:**

- Detached family home, garage with electric charging point
- Potential to extend \*subject to planning permission\*
- Spacious lounge
- Modern kitchen, with utility
- Modern family bathroom
- Three bedrooms
- Private rear garden, and driveway with space for several vehicles
- EPC - Pending

**Description:**

Available With No Onward Chain!

A well-presented three-bedroom detached property with potential to extend \*subject to planning permission\* situated on a quiet residential close providing nearby; amenities, excellent transport links, and highly regarded schools.

In brief, this property comprises; entrance hallway with stairs to the first-floor landing and a useful guest cloakroom/WC, onto a spacious lounge providing the perfect space for entertaining guests and boasting separate dining area with feature double French doors onto the rear gardens and patio area.

Lastly is a well-equipped modern kitchen providing integrated appliances (fridge-freezer, four-ring burner hob, oven, microwave, and dishwasher), with additional appliance space in the connecting utility area which also has access to the rear garden, patio area, and garage. The first floor lends itself to three bedrooms; double bedrooms one and two with fitted storage in the first, space for wardrobes in the second, and space for storage furniture in the third. Lastly is a modern family bathroom providing a bath with shower over, washbasin, and WC.

Externally and to the rear of the property is a private garden which is both decked and lawned, as well as providing side access to the front of the property where sits a private driveway with space for several vehicles, and an accompanying garage.





The property benefits from proximity to nearby shops and amenities, with nearby Northfield town centre providing plenty of shopping opportunities. 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 and secondary schools are also located nearby.

#### **Details:**

##### **Hallway**

**Lounge** 16'8" x 13'1" (5.08m x 4m)

**Dining Area** 9'9" x 7'6" (2.97m x 2.29m)

**Kitchen** 9'6" x 8'1" (2.9m x 2.46m)

**Utility Room** 7'4" x 7'5" (2.24m x 2.26m)

##### **Landing**

**Bedroom One** 12'3" x 9'6" (3.73m x 2.9m)

**Bedroom Two** 11'3" x 9'6" (3.43m x 2.9m)

**Bedroom Three** 7'1" x 7'8" (2.16m x 2.34m)

**Bathroom** 7'2" x 6' (2.18m x 1.83m)

**Guest Cloakroom/WC** 5' x 2'3" (1.52m x 0.69m)

**Garage** 16'2" x 8'2" (4.93m x 2.5m)

**EPC Rating:** D

**Council Tax Band:** D (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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

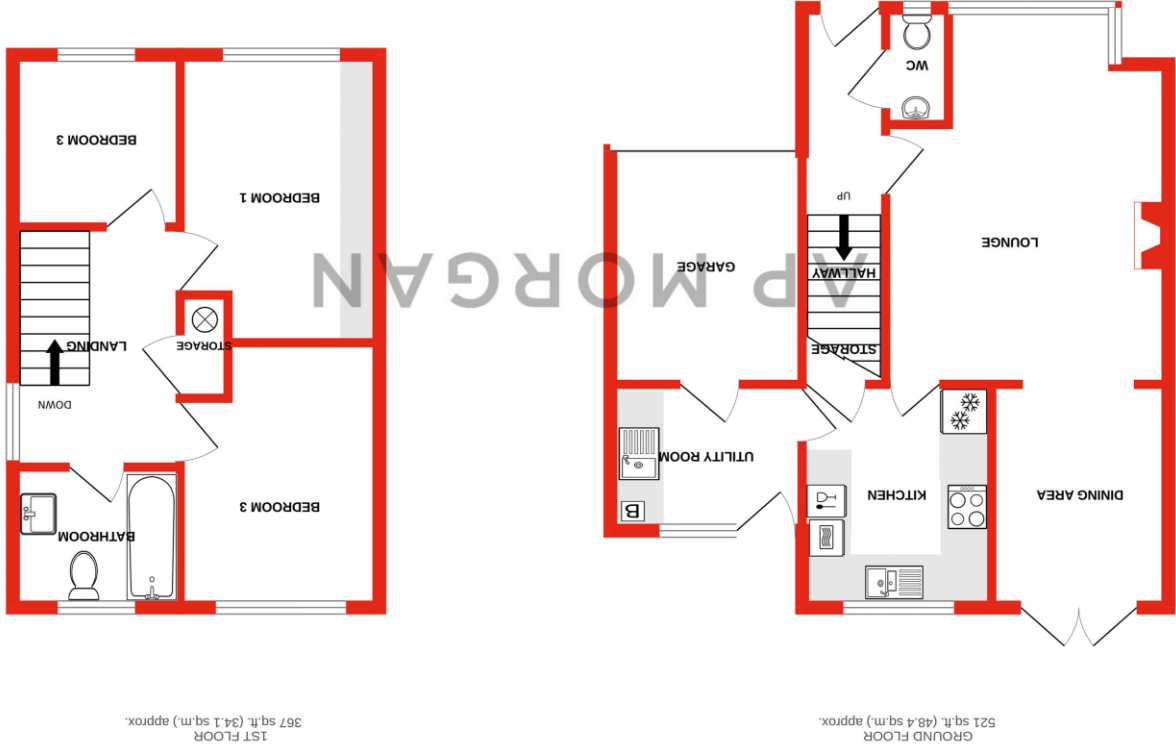
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