

**AP MORGAN**



**Westcliffe Place, Northfield, Birmingham**  
Offers Over £200,000

### Features:

- Refurbished mid-terraced house
- Three good sized bedrooms
- Spacious lounge
- Good sized kitchen
- Downstairs bathroom
- Front and rear gardens
- Off road parking
- EPC- D

### Description:

A great opportunity has arisen to purchase this deceptively spacious, three-bedroom mid-terraced house situated in the popular area of Northfield, Birmingham. Refurbished throughout and ideal for first time buyers looking for a family home with local amenities including shops and schools conveniently located nearby.

Located in a cul-de-sac, upon approach to the property there is a large front garden and driveway with space for multiple vehicles as well as a paved walkway leading to the front door.

Moving inside, the property briefly comprises of an entrance hall; spacious lounge with fireplace and understairs storage space; good sized kitchen with integrated oven and hob as well as space for freestanding appliances; downstairs bathroom with bath and overhead shower; two double bedrooms with the master bedroom benefitting from a built-in cupboard and finally a good-sized single bedroom.

The rear garden is a very good size comprising of mostly lawn with a patio area perfect for outdoor furnishings.

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:**

**Lounge** 13'5" x 12'9" (4.1m x 3.89m)

**Kitchen** 10'9" x 6'5" (3.28m x 1.96m)

**Bedroom One** 12'10" x 9'1" (3.9m x 2.77m)

**Bedroom Two** 11' x 8'3" (3.35m x 2.51m)

**Bedroom Three** 8' x 7'5" (2.44m x 2.26m)

**Bathroom** 6'5" x 4'7" (1.96m x 1.4m)

**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.



## How can we help you?

### Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

### Property to sell?

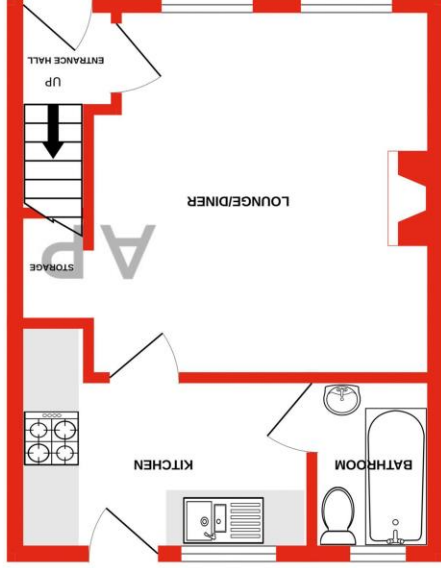
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

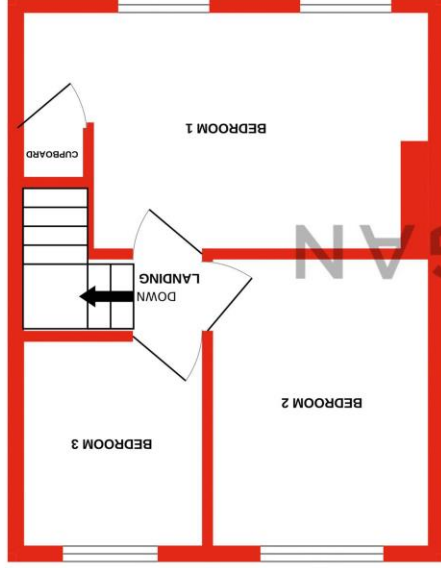
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR  
296 sq.ft. (27.5 sq.m.) approx.

While 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 even been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.