

AP MORGAN



The Dell, Northfield, Birmingham
Offers in the region of £320,000

Features:

- Spacious semi-detached home
- Three good sized bedrooms and a loft room
- Spacious lounge with conservatory at rear
- Extended kitchen/breakfast bar/utility room
- Family bathroom
- Lovely rear garden
- Large driveway
- EPC- TBC

Description:

A fantastic opportunity has arisen to purchase this spacious and thoughtfully extended, three-bedroom semi-detached home situated in the highly sought after area of Northfield, Birmingham. Ideal for those with larger families, this property has plenty of living space and is located down a quiet cul-de-sac with local amenities including shops and highly regarded schools all located nearby. Upon approach to the property there is a newly built driveway with space for multiple vehicles as well as providing access to the side entrance which leads to the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with cloakroom; spacious lounge with large sliding door at the rear leading into the bright conservatory; modern and extended kitchen/breakfast bar/utility room with integrated appliances including, double oven, hob and dishwasher as well as space for freestanding appliances and a door leading to the side entry; first floor landing; three good sized double bedrooms and a family bathroom with bath and shower cubicle. There is also a large, converted loft room currently being used as the master bedroom which is accessed via a ladder off the landing. The lovely rear garden is a very good size and has been well maintained comprising of a lawn with a raised decking area perfect for outdoor furnishings. There is also a small patio at the rear of the garden which is perfect for the summer with the garden being a sun trap during the day.

The property benefits from proximity to nearby shops and amenities, within 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:

Living Room 18'1" x 10' (5.5m x 3.05m)

Kitchen/Breakfast Bar/Utility room 26' x 7'1" (7.92m x 2.16m)

Bedroom One 9'11" x 8'1" (3.02m x 2.46m)

Bedroom Two 12' x 7'1" (3.66m x 2.16m)

Bedroom Three 11'10" x 7'1" (3.6m x 2.16m)

Loft Room 17'1" x 11'1" (5.2m x 3.38m)

Bathroom 8'1" x 7' (2.46m x 2.13m)

Conservatory 9' x 8' (2.74m x 2.44m)

EPC Rating: To be confirmed

Council Tax Band: A (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.

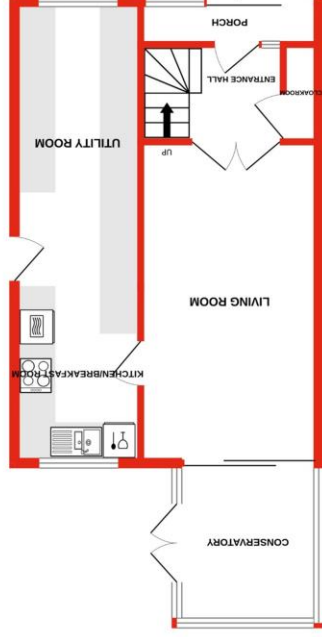
Need a solicitor?

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.

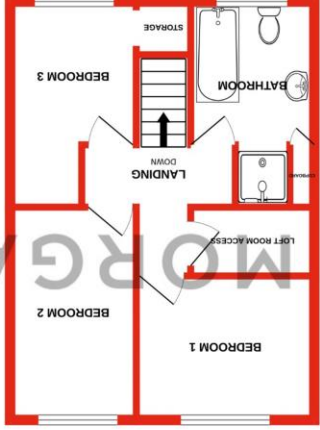
Need a removal company and storage?

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.

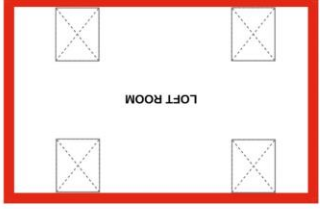
GROUND FLOOR
NAIN sq.ft. (NAIN sq.m.) approx.



1ST FLOOR
NAIN sq.ft. (NAIN sq.m.) approx.



2ND FLOOR
NAIN sq.ft. (NAIN 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 illustrative purposes only and should be taken 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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