

AP MORGAN



Barnes Hill, Northfield, Birmingham
Offers Over £180,000

Features:

- Spacious three bedroom semi-detached house
- In need of extensive refurbishment throughout
- Perfect project home with plenty of potential
- Can be the ideal family home
- Sought after location
- Large rear garden once maintained
- On road parking (potential for driveway)
- EPC- TBC

Description:

A wonderful opportunity has arisen to purchase a spacious, three bedroom semi-detached house situated in the highly sought after area of Northfield, Birmingham. In need of extensive refurbishment throughout, this property is ideal for first time buyers looking for a house with plenty of potential to make it their own as well as local amenities including shops and highly regarded schools all within walking distance.

Upon approach to the property there is a low maintenance front garden.

Moving inside, the property briefly comprises of an entrance porch and hallway; spacious lounge/dining area with bay window; convenient sized kitchen with space for freestanding appliances; large conservatory with rear door providing access to the garden; first floor landing; two double bedrooms, one single bedroom and a family shower room.

The rear garden is also in need of a lot of maintenance however is a very good size comprising of mostly lawn with a patio area that would be ideal for outdoor furnishings once maintained. There is also a service road at the back of the garden which can be used for off road parking with a rear gate providing access into the garden.

The property benefits from proximity to local shops, whilst nearby Selly Oak and Northfield town centres provide further shopping opportunities and amenities. Selly Oak and Northfield train stations also provide direct trains into Birmingham City Centre with both offering free, all day parking. 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 as well as Queen Elizabeth Hospital.

Details:

Lounge/Dining Room 20' x 9'1" (6.1m x 2.77m)

Kitchen 9'1" x 5' (2.77m x 1.52m)

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

Bedroom Two 9'1" x 9'1" (2.77m x 2.77m)

Bedroom Three 6' x 5' (1.83m x 1.52m)

Shower Room 6'1" x 5' (1.85m x 1.52m)

EPC Rating: To be confirmed

Council Tax Band: C (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.

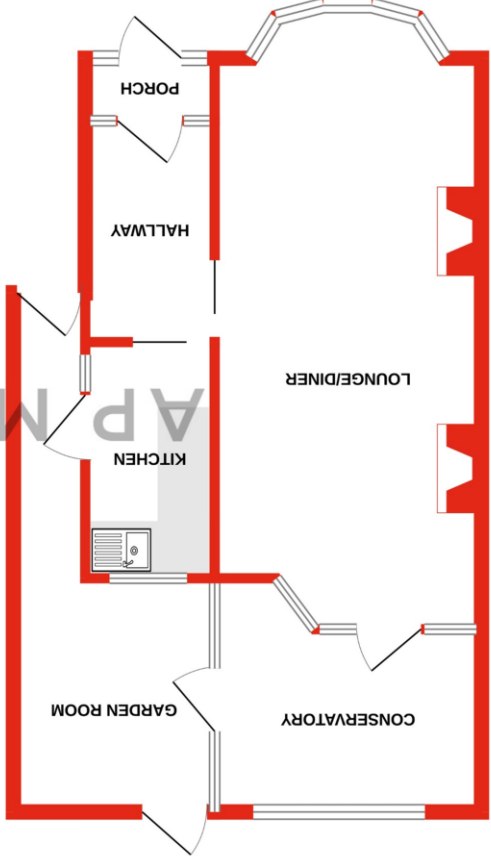
Need a solicitor?

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.

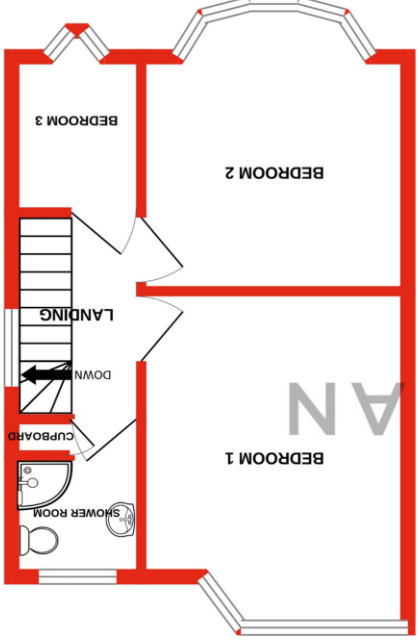
Need a removal company and storage?

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 (46.5 sq.m.) approx.



1ST FLOOR (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 83.3 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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.

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.