

AP MORGAN



Bodenham Road, Northfield, Birmingham
Offers in the region of £340,000

Features:

- Spacious semi-detached house
- Three good sized bedrooms
- Two sitting rooms
- Extended kitchen
- Family bathroom and downstairs W.C
- Large rear garden
- Driveway and garage
- EPC- TBC

Description:

This well-presented three-bedroom house provides spacious family accommodation in a highly desirable residential street in Northfield, well-positioned for access to local amenities, train stations, and more. The property is offered with off road parking for multiple vehicles and spacious ground floor accommodation. In brief, the property comprises of the following: welcoming entrance porch and hall opening on to two generously sized reception rooms each with canted bays, large and bright conservatory with patio door leading into the garden, an extended kitchen with integrated appliances including dishwasher, washing machine, oven and gas hob as well as sliding patio door at the rear and a downstairs W.C for added convenience. Following the stairs from the entrance hallway to the first-floor landing, the first floor comprises of two double bedrooms with canted bay windows with the master bedroom benefiting from built in wardrobes, a good-sized single bedroom and a family bathroom with p-shaped bath and overhead shower.

To the front of the property is a driveway large enough to provide off-road parking for multiple cars as well as a raised gravel front garden. A side gate allows access to the rear garden without passage through the property. The rear garden is extensive and south facing, featuring a patio area perfect for outdoor furnishings as well as a large lawn and gravel area running along the rear border with space for a large shed.

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:

Living Room 14' x 10'10" (4.27m x 3.3m)

Sitting Room/Dining Room 13' x 10'10" (3.96m x 3.3m)

Conservatory 15'1" x 10'2" (4.6m x 3.1m)

Kitchen 14'8" x 9'6" (4.47m x 2.9m)

Bedroom One 13'9" x 9'11" (4.2m x 3.02m)

Bedroom Two 14' x 9'11" (4.27m x 3.02m)

Bedroom Three 7'6" x 7'2" (2.29m x 2.18m)

Bathroom 7'5" x 7'5" (2.26m x 2.26m)

W.C 7'10" x 2'4" (2.4m x 0.7m)

Landing 7'6" x 7'5" (2.29m x 2.26m)

Hallway 14'10" x 6'4" (4.52m x 1.93m)

Garage 14' 7'10" (4.27m)

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.



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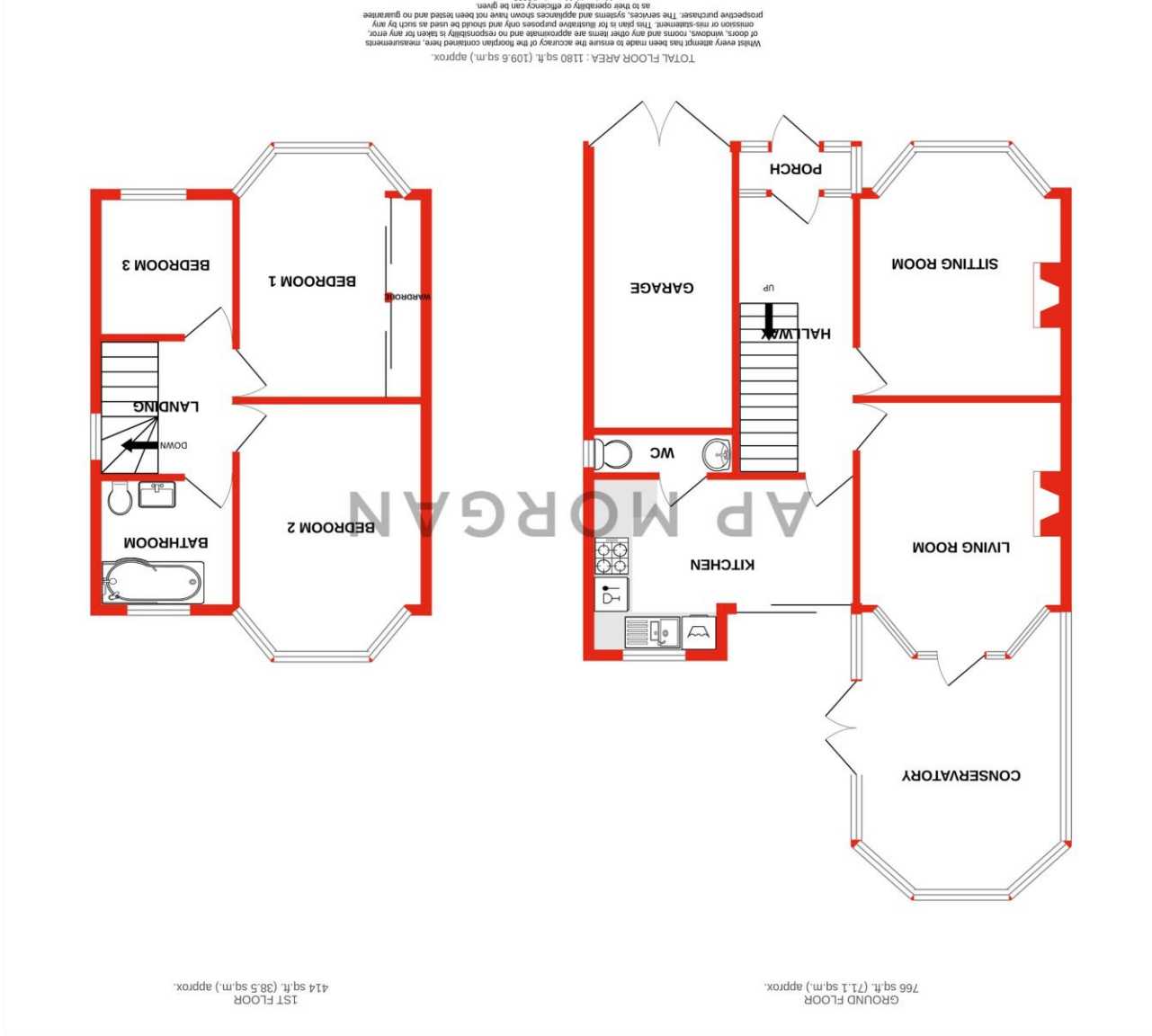
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