

AP MORGAN



Elm Drive, Northfield, Birmingham
Asking Price £430,000

Features:

- Immaculately presented detached family home
- Five good sized bedrooms
- Spacious lounge with bay window
- Open plan kitchen/dining room
- Family bathroom, two en-suites and W.C
- Large rear garden
- Two car driveway
- EPC- C

Description:

This immaculately presented, FIVE bedroom detached family home is situated on a highly sought after residential estate in Northfield, Birmingham. Ideal for those with larger families with plenty of living space and local amenities including shops, schools and parks conveniently located nearby.

Situated down a quiet cul-de-sac, upon approach to the property there is a two-car driveway with pathway leading up to the front door. There is also a side entrance for ease of access into the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance hallway with large storage cupboard and downstairs W.C; spacious lounge with large bay window; stylish kitchen/dining room with a bay window and patio doors leading into the garden; utility room with side door for access into the garden; double bedroom five accessed via the dining area with an en-suite shower room and fitted wardrobes; first floor landing with airing cupboard; large master bedroom with fitted wardrobes and an en-suite shower room; double bedroom two with built in cupboard; good size single bedrooms three and four with built in cupboards and finally a family bathroom with bath and overhead shower.

The lovely rear garden is a very good size and has been well maintained comprising of a large lawn and two separate patio areas ideal for outdoor furnishings. With the garden being east facing, plenty of sunlight reaches most of the garden during the day and into the evening.

The property benefits from proximity to Rubery Great Park and its various restaurants and entertainment facilities, 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:

Lounge 17'6" (5.33) x 13'3" (4.04) (into bay)

Kitchen/Dining Room 21'1" x 9'3" (6.43m x 2.82m)

Master Bedroom 17'8" (5.38) x 11'2" (3.4) (into bay)

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

Bedroom Three 9'4" x 8' (2.84m x 2.44m)

Bedroom Four 8'7" x 6'8" (2.62m x 2.03m)

Bedroom Five 13' x 7'7" (3.96m x 2.3m)

Bathroom 6'7" x 6'3" (2m x 1.9m)

En-suite 7'8" x 4'6" (2.34m x 1.37m)

En-suite Two 7'7" x 3'2" (2.3m x 0.97m)

W.C 6'5" x 2'10" (1.96m x 0.86m)

Hallway

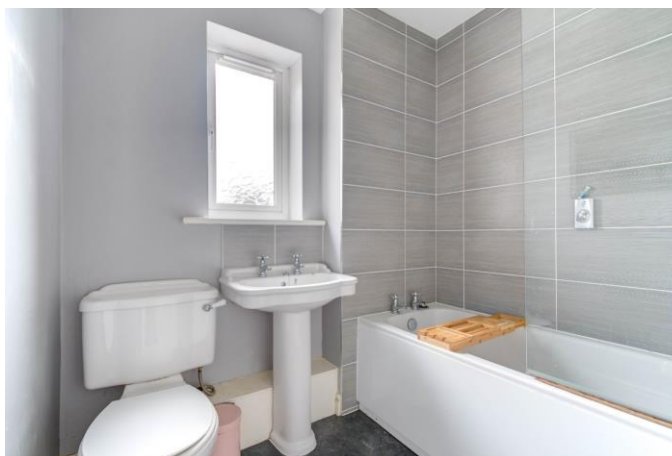
Landing

EPC Rating: C

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

Property to sell?

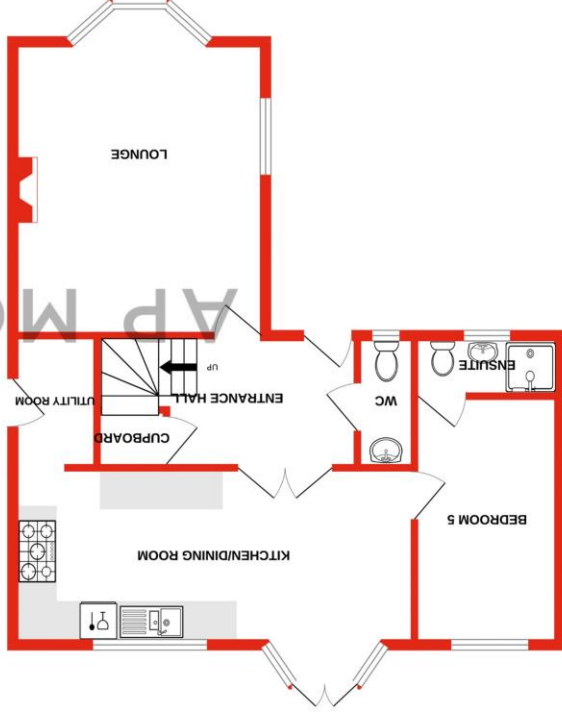
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

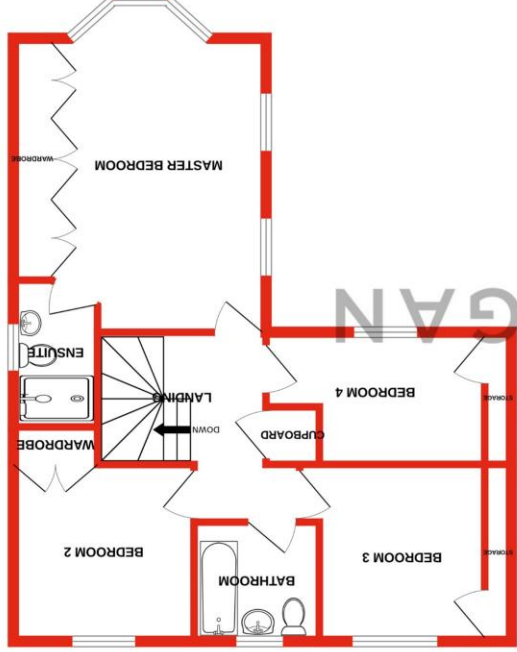
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.

TOTAL FLOOR AREA : 1320 sq.ft. (122.7 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 been tested and no guarantee as to their operability or efficiency can be given.
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