

**AP MORGAN**



**Pitclose Road, Northfield, Birmingham**  
Asking Price £210,000

### Features:

- Well-presented semi-detached house
- Two double bedrooms
- Thoughtfully extended and open plan living space
- Modern kitchen with separate utility room
- Stylish bathroom and downstairs shower room
- Front and rear gardens
- Large multi car driveway
- EPC- C

### Description:

This spacious and well-presented two-bedroom semi-detached house is in the popular area of Northfield, Birmingham. With a stylish and modern décor throughout, this property is ideal for first time buyers looking for a home that's ready to move into and with local amenities including shops and several schools conveniently located nearby.

Upon approach to the property there is a multi-car driveway as well as a large front garden accessed via a small gate. Moving inside, the property briefly comprises of a welcoming and bright entrance hallway with understairs storage; open plan living space comprising of a modern kitchen with integrated hob and oven, spacious lounge and an extended sitting/dining room with patio doors at the rear providing access to the rear garden; utility room with space and plumbing for freestanding appliances; downstairs shower room for added convenience; first floor landing; two good sized double bedrooms each with built in wardrobes and a stylish bathroom with bath and shower mixer. The rear garden has been well maintained and is a good size comprising of a large patio and a small lawn with a raised decking area at the rear perfect for outdoor furnishings. large fencing on all borders provides additional privacy and security. There is also a side entrance leading into the front garden. Local shops and amenities are conveniently located nearby. Further afield, Longbridge and Northfield town centres providing additional 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** 10'10" x 12'3" (3.3m x 3.73m)

**Kitchen** 18'9" x 9'9" (5.72m x 2.97m)

**Sitting/Dining Room** 17' x 15'7" (5.18m x 4.75m)

**Bedroom One** 15'5" x 9'8" (4.7m x 2.95m)

**Bedroom Two** 11'1" x 10'6" (3.38m x 3.2m)

**Bathroom** 7'4" x 5'5" (2.24m x 1.65m)

**Shower Room** 5'11" x 5'5" (1.8m x 1.65m)

**Utility Room** 10'8" x 4'7" (3.25m x 1.4m)

**Hallway**

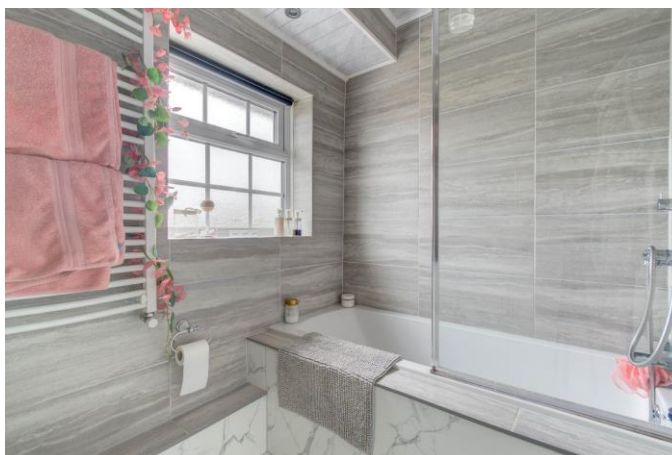
**Landing**

**EPC Rating:** C

**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 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](http://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.

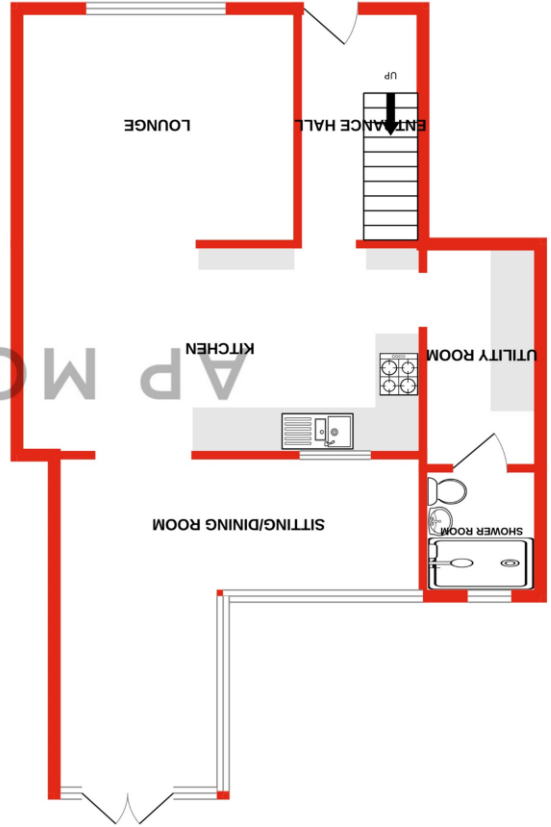
### Need a solicitor?

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.

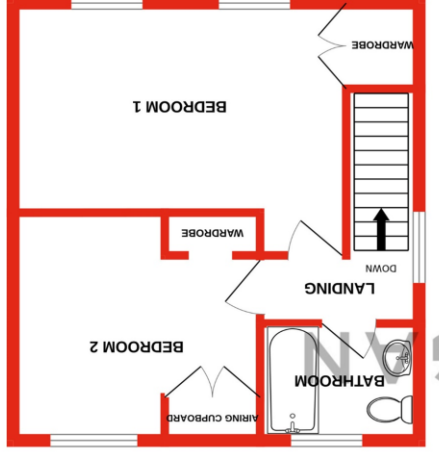
### Need a removal company and storage?

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

GROUND FLOOR: 66.9 sq.m.) approx.



1ST FLOOR: 35.2 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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TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.

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