

**AP MORGAN**



**Nutbush Drive, Northfield, Birmingham**  
Offers in the region of £275,000



### Features:

- Stylish and refurbished mid-terraced house
- Three good sized bedrooms
- Spacious lounge
- Extended kitchen/diner
- Newly fitted bathroom
- Good sized garden with summer house
- Multi-car driveway
- EPC- C

### Description:

AVAILABLE WITH NO ONWARD CHAIN! This stylish and fully refurbished three-bedroom mid terraced house is situated in the popular area of Northfield, Birmingham. The ideal family home 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 large gravel driveway with space for up to four cars. Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with downstairs W.C for added convenience; spacious lounge with large sliding doors at the rear providing both access into the garden and plenty of natural light into the room; stylish and extended kitchen/diner with integrated hob and oven as well as spaces for freestanding appliances; first floor landing; two double bedrooms with the master bedroom having fitted wardrobes and the second bedroom having a built in cupboard; good sized single bedroom with built in cupboard and finally a stylish and newly fitted bathroom with bath and separate walk in shower as well as his and her wash basins.

The rear garden is a good size comprising of a patio area, lawn with raised flower bed and a decking area at the rear perfect for outdoor furnishings. The garden further benefits from a summer house with electrical power which could be used as a home gym, office space or for additional storage.

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:**

**Lounge** 18'2" x 10'2" (5.54m x 3.1m)

**Kitchen/Diner** 26'4" x 7'8" (8.03m x 2.34m)

**Bedroom One** 12' x 10'1" (3.66m x 3.07m)

**Bedroom Two** 12' x 8' (3.66m x 2.44m)

**Bedroom Three** 8'7" x 7'10" (2.62m x 2.4m)

**Bathroom** 11'7" x 6'6" (3.53m x 1.98m)

**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.

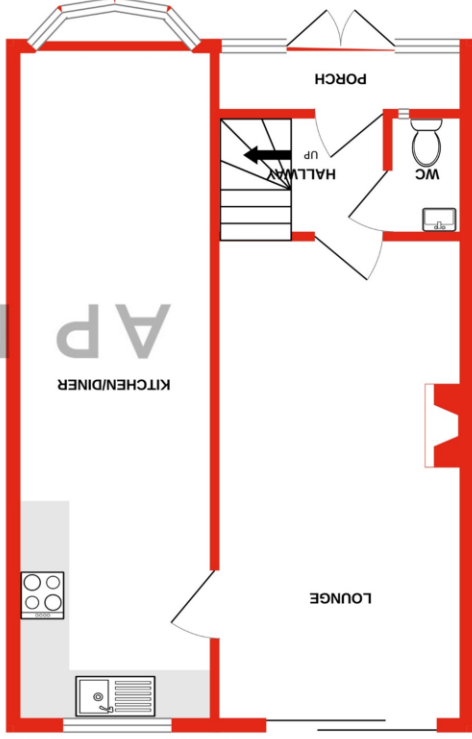
### Need a solicitor?

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.

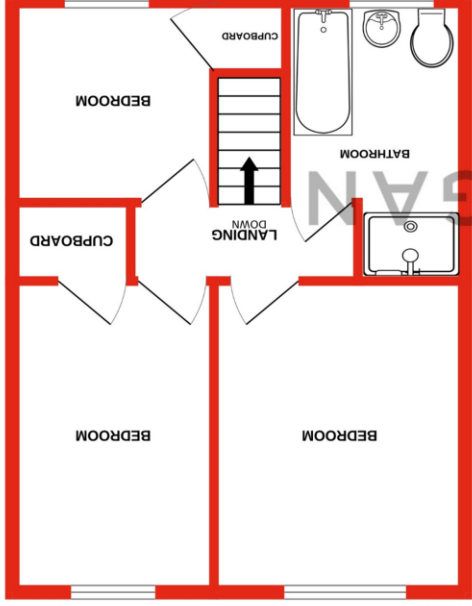
### Need a removal company and storage?

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



1ST FLOOR



72 NUTBUSH DRIVE  
TOTAL FLOOR AREA : 961sq.ft. (90.0 sq.m.) approx.  
Weir 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 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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