

**AP MORGAN**



**Corwen Croft, Northfield, Birmingham**  
Asking Price £260,000



**Features:**

- Well-presented semi-detached house
- Three good sized bedrooms
- Stylish lounge and separate dining room
- Spacious kitchen
- Family bathroom and downstairs W.C
- Front and rear gardens
- Two car driveway
- EPC- TBC

**Description:**

This stylish and well-presented, three-bedroom semi-detached house situated in the popular area of Northfield, Birmingham. An ideal family home with plenty of living space and local amenities including shops, schools and green spaces all located nearby.

Located down a quiet cul-de-sac, upon approach to the property there is a large front garden comprising of a lawn with a pathway running up to the front door as well as a two-car driveway and side gate for ease of access into the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance hallway with understairs storage cupboard and downstairs W.C for added convenience; stylish lounge and separate dining room with rear patio door; spacious kitchen with space for freestanding appliances; first floor landing with airing cupboard; two double bedrooms; one single bedroom and finally a newly fitted bathroom with bath and mixer shower.

The rear garden is a good size and has been well maintained comprising of mostly lawn with a patio area perfect for outdoor furnishings. There is also a brick-built BBQ grill which is ideal for hot summer evenings or family gatherings. The property benefits from proximity to shops and amenities, with 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** 16'6" x 10'7" (max) (5.03m x 3.23m (max))

**Kitchen** 12'3" x 9'1" (3.73m x 2.77m)

**Dining Room** 10'1" x 7'8" (3.07m x 2.34m)

**Bedroom One** 14'8" x 10'4" (4.47m x 3.15m)

**Bedroom Two** 12'5" x 8'6" (3.78m x 2.6m)

**Bedroom Three** 8'10" x 8' (2.7m x 2.44m)

**EPC Rating:** To be confirmed

**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?

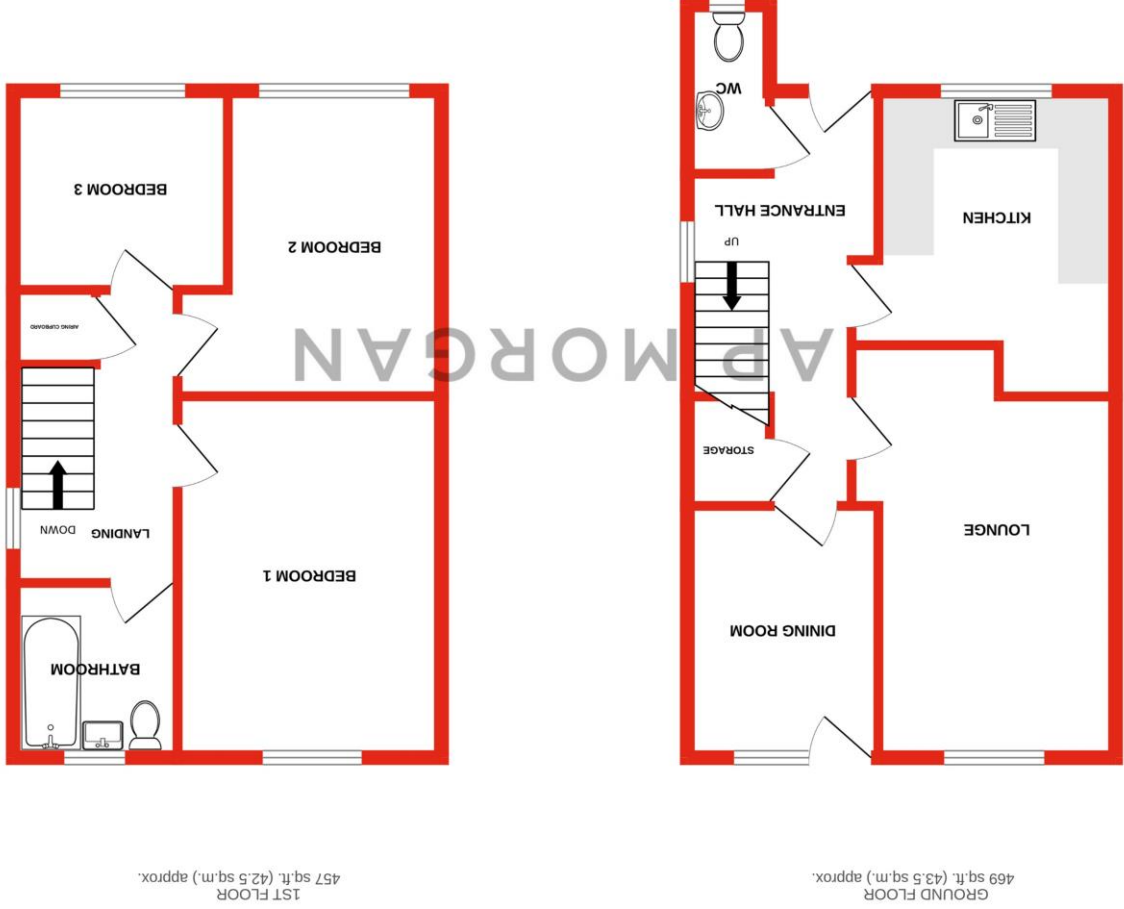
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.  
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