

AP MORGAN



Bristol Road South, Northfield, Birmingham
Asking Price £350,000

Features:

- Well-presented detached house
- Three double bedrooms
- Two sitting rooms and a conservatory/dining room
- Modern fitted kitchen
- Family bathroom
- Large rear garden
- Multi-car driveway
- EPC- D

Description:

This spacious and well-presented three-bedroom detached house is situated on a highly sought after road in Northfield, Birmingham. The perfect family home with plenty of living space and local amenities including shops, schools and parks all located nearby.

Set back from the main road, upon approach to the property there is a large multi-car driveway with a raised gravel bed and a side entrance for ease of access into the rear garden. Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with door leading into a converted garage area currently being used as a store but could be used as an office or study; spacious lounge with large double doors at the rear leading into the bright conservatory/dining room; stylish and open plan kitchen/sitting room with modern kitchen tops and cabinets as well as integrated appliances including fridge, oven, hob, dishwasher and washing machine; large first floor landing with airing cupboard; three good sized double bedrooms each with space for large wardrobes and finally a family bathroom with bath and overhead shower.

The lovely rear garden is a very good size comprising of a large patio area perfect for outdoor furnishings as well as a good-sized artificial lawn with a raised flower bed ideal for those who are keen on gardening. There is also a raised decking area and brick built shed for additional storage space.

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:

Lounge 14'11" x 10'4" (4.55m x 3.15m)

Kitchen 10'6" x 7'8" (3.2m x 2.34m)

Sitting Room 17'6" x 8'11" (5.33m x 2.72m)

Conservatory/Dining Room 11'3" x 9'10" (3.43m x 3m)

Master Bedroom 14'11" x 10'4" (4.55m x 3.15m)

Bedroom Two 11'2" x 10'3" (3.4m x 3.12m)

Bedroom Three 10'6" x 9'7" (3.2m x 2.92m)

Bathroom 7'6" x 5'11" (2.29m x 1.8m)

Store 14' x 7'3" (4.27m x 2.2m)

Hallway

Landing

EPC Rating: D

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?

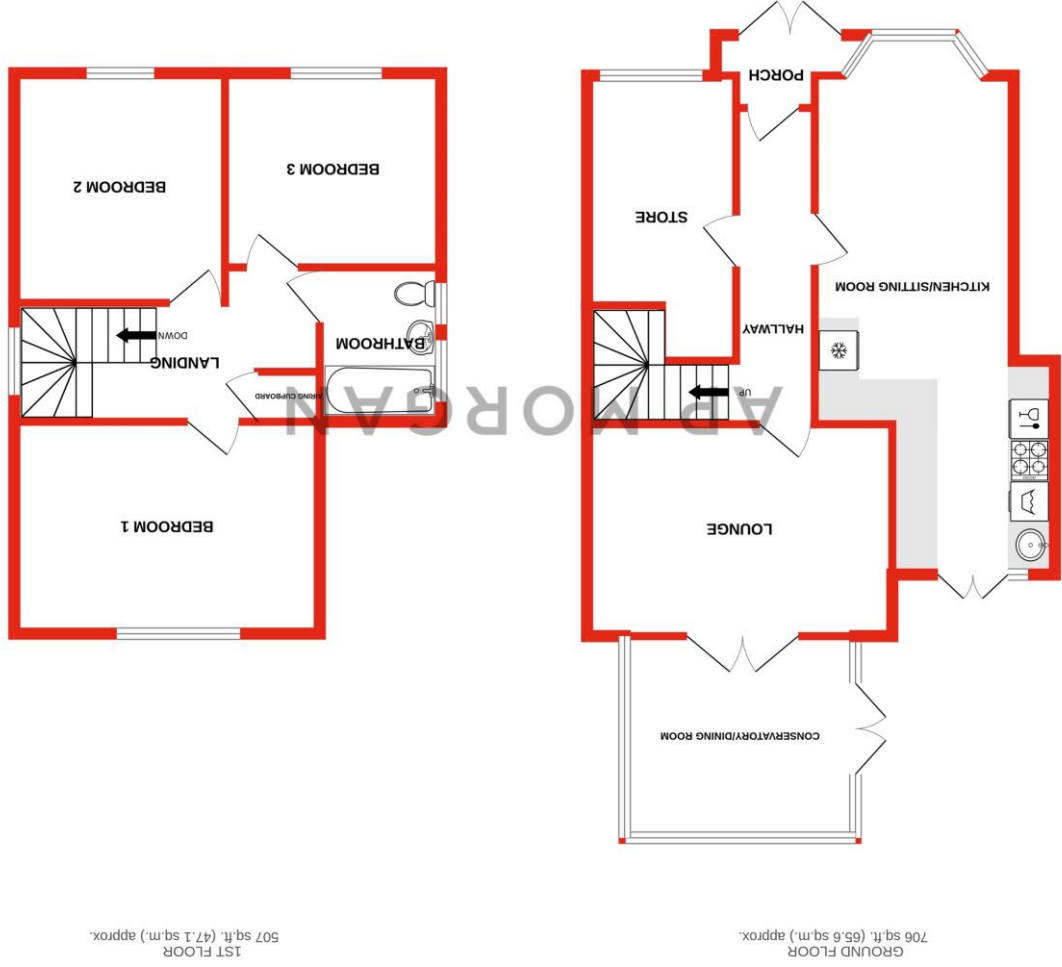
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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 (706 sq.ft. (65.6 sq.m.) approx.)

1ST FLOOR (507 sq.ft. (47.1 sq.m.) approx.)

TOTAL FLOOR AREA : 1214 sq.ft. (112.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures 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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