

**AP MORGAN**



**Westcliffe Place, Northfield, Birmingham**  
Offers in the region of £170,000

### Features:

- Spacious mid-terraced house
- In need of full refurbishment
- Spacious lounge/diner
- Convenient sized kitchen
- Downstairs bathroom
- Front and rear gardens
- On road parking
- EPC- C

### Description:

This spacious three-bedroom mid-terraced house needs a full refurbishment but has plenty of potential to be a lovely family home. Situated near Northfield town centre, this property is ideal for first time buyers with local amenities include shops, schools and parks as well as very good public transport links.

Upon approach to the property there is a large front garden with plenty of potential to be converted into a multi-car driveway.

Moving inside, the property briefly comprises of an entrance hall; spacious lounge diner; convenient sized kitchen with space for freestanding appliances; downstairs bathroom with newly fitted bath, sink and toilet; first floor landing with loft access; two double bedrooms with the master bedroom benefiting from a built-in storage cupboard; finally, a good sized single bedroom with space for a small desk.

The rear garden is a good size comprising of mostly lawn with a pathway running along the centre and up to the rear gate as well as a patio area perfect for outdoor furnishings. A large hedgerow and high fence panels running along each border provide additional privacy and security.

The property is ideally positioned within walking distance of local shops, whilst nearby Northfield and Longbridge town centres provide further shopping opportunities and amenities. Northfield and Longbridge 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/Diner** 13'5" x 12'10" (4.1m x 3.9m)

**Kitchen** 10'8" x 6'5" (3.25m x 1.96m)

**Bedroom One** 15'11" x 9'1" (4.85m x 2.77m)

**Bedroom Two** 10'11" x 8'1" (3.33m x 2.46m)

**Bedroom Three** 7'10" x 7'5" (2.4m x 2.26m)

**Bathroom** 6'5" x 4'9" (1.96m x 1.45m)

**Entrance Hall**

**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?

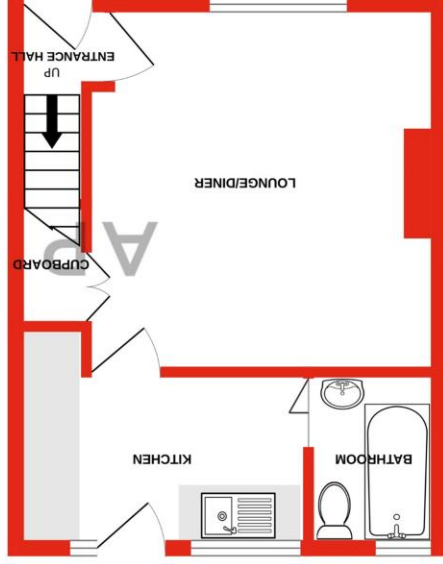
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

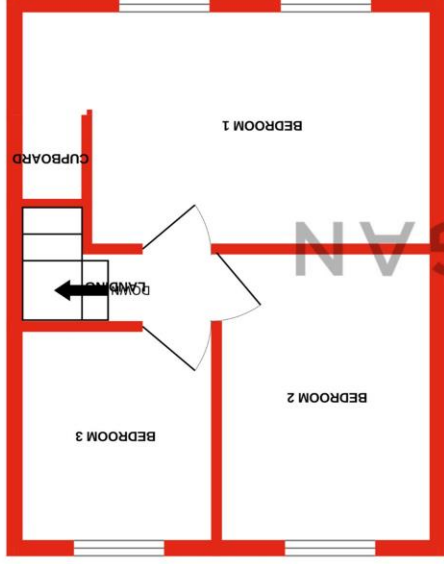
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.

What every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other areas the appearance 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 : 606 sq.ft. (56.3 sq.m.) approx.

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