

**AP MORGAN**



**Pineview, Birmingham, West Midlands**  
Asking Price £325,000



**Features:**

- Three bedroom detached
- Spacious layout
- Desirable location
- Lounge/ Diner
- Kitchen
- Garage
- Off road parking
- Council Tax Band - D

**Description:**

Introducing this spacious three-bedroom detached home situated in a desirable cul-de-sac, featuring a garage and off-road parking for multiple vehicles.

Inside, the layout comprises a porch, entrance hall, WC, lounge/diner with sliding doors out to the decking and a feature gas fireplace, kitchen with integrated appliances and solid oak worktops, completing the ground floor is a garage. Upstairs, there are three good-sized bedrooms and a bathroom with a bath and a separate corner shower cubicle.

Outside, the front of the property features a block-paved driveway for multiple vehicles and gated access to the rear, which has a private lawn with a decked area.

Located in a popular area of Northfield, this property is close to the train station for direct access into Birmingham City centre. It also offers easy access to the A38 for transport links to the M5. For local amenities and supermarkets, Northfield town centre is just a short distance away. The surrounding area provides various schooling options for all ages.





**Details:**

**Porch**

**Entrance Hall**

**WC** 6'2" x 3'9" (1.88m x 1.14m)

**Lounge/ Diner** 19'10" x 10'11" (max) (6.05m x 3.33m (max))

**Kitchen** 12'9" x 6'9" (3.89m x 2.06m)

**Garage** 16'2" x 8' (4.93m x 2.44m)

**First Floor Landing**

**Master Bedroom** 14'11" x 7'11" (4.55m x 2.41m)

**Bedroom Two** 11'11" x 9'11" (3.63m x 3.02m)

**Bedroom Three** 9'11" x 7'11" (3.02m x 2.41m)

**Bathroom** 8'6" x 7'11" (2.6m x 2.41m)



**EPC Rating:** To be confirmed

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

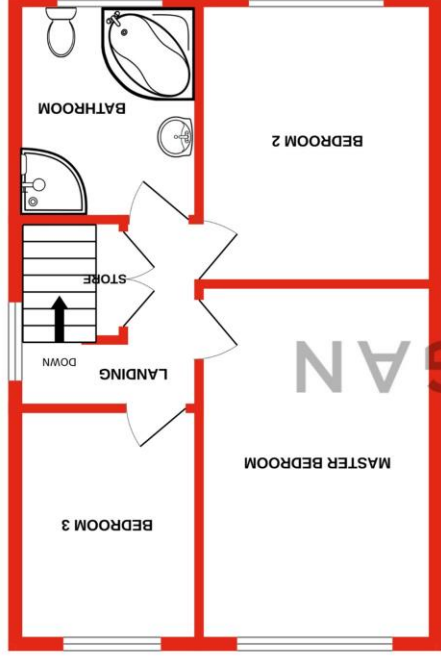
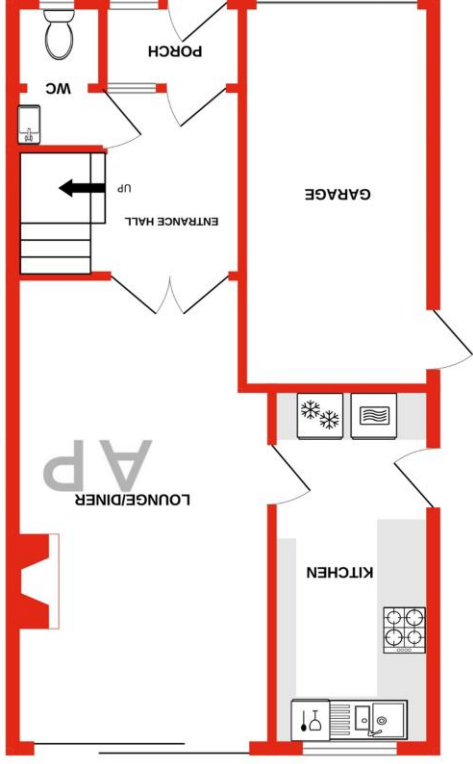
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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