

AP MORGAN



Pamela Road, Northfield, Birmingham
Asking Price £345,000

Features:

- Characterful link-detached family home
- Three bedrooms
- Lounge with log burner
- Dining room with bay window
- New shaker style kitchen/breakfast room
- Modern shower room & ground floor w/c
- Block paved driveway for two cars
- Detached double garage to rear

Description:

An excellent opportunity to purchase this traditional, three bedroom, link-detached, family home which has been extended and tastefully decorated throughout, enjoying a recently re-fitted shaker style kitchen, two reception rooms, modern family shower room, block paved driveway and a double detached garage to the rear; situated in a popular location of Northfield, Birmingham.

The attractive property is approached via a block paved driveway for parking two cars, with walled boundaries and steps leading to the storm porch and composite front door.

Once inside, the welcoming interior briefly comprises: Entrance hallway with timber panelling to walls and under stairs storage, ground floor w/c, generous dining room with walk-in bay window out to the front aspect, lounge having feature log burner and French doors out to the rear garden, recently fitted shaker style kitchen (Feb 2024) offering a comprehensive range of fitted wall and base units, integrated AEG oven and microwave, built in Neff dishwasher, fridge/freezer, induction hob and door out the rear garden.

Rising upstairs, the first floor landing has doors radiating off to: Double bedroom one with large bay window, double bedroom two having dual aspect windows to the rear, single bedroom three, and a modern family shower room with walk-in rainfall shower.

Outside the property enjoys an attractive rear garden with a paved patio seating area and steps up to a lawn with a selection of plants and shrubs to fenced/hedged boundaries.

Additional benefits include: Gas fired central heating and double glazing throughout, bespoke fitted plantation style shutters to most windows, fitted power sockets in the garage with an electric operated garage door and replaced flat roof, and a loft space with a fitted pull down ladder.



This property boasts an excellent location in Northfield. Located on a leafy, picturesque residential street, the property benefits from proximity to Northfield train station. Nearby Northfield town centre features a wide range of local amenities and shops, and 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:

Storm Porch

Entrance Hall

Ground Floor W/C 4'9" x 5'5" (1.45m x 1.65m) both max

Lounge 15' x 10'3" (4.57m x 3.12m)

Dining Room 13'4" (4.06) (max into bay) x 10'3" (3.12)

Kitchen/Breakfast Room 22'10" x 8'3" (6.96m x 2.51m) both max

Lean-To Store 13'8" x 2'10" (4.17m x 0.86m)

Double Garage

First Floor Landing

Bedroom One 14'6" (4.42) (max into bay) x 10'4" (3.15)

Bedroom Two 13'7" x 10'3" (4.14m x 3.12m)

Bedroom Three 8'9" x 5'10" (2.67m x 1.78m)

Shower Room 7'5" x 5'9" (2.26m x 1.75m)

EPC Rating: D

Council Tax Band: (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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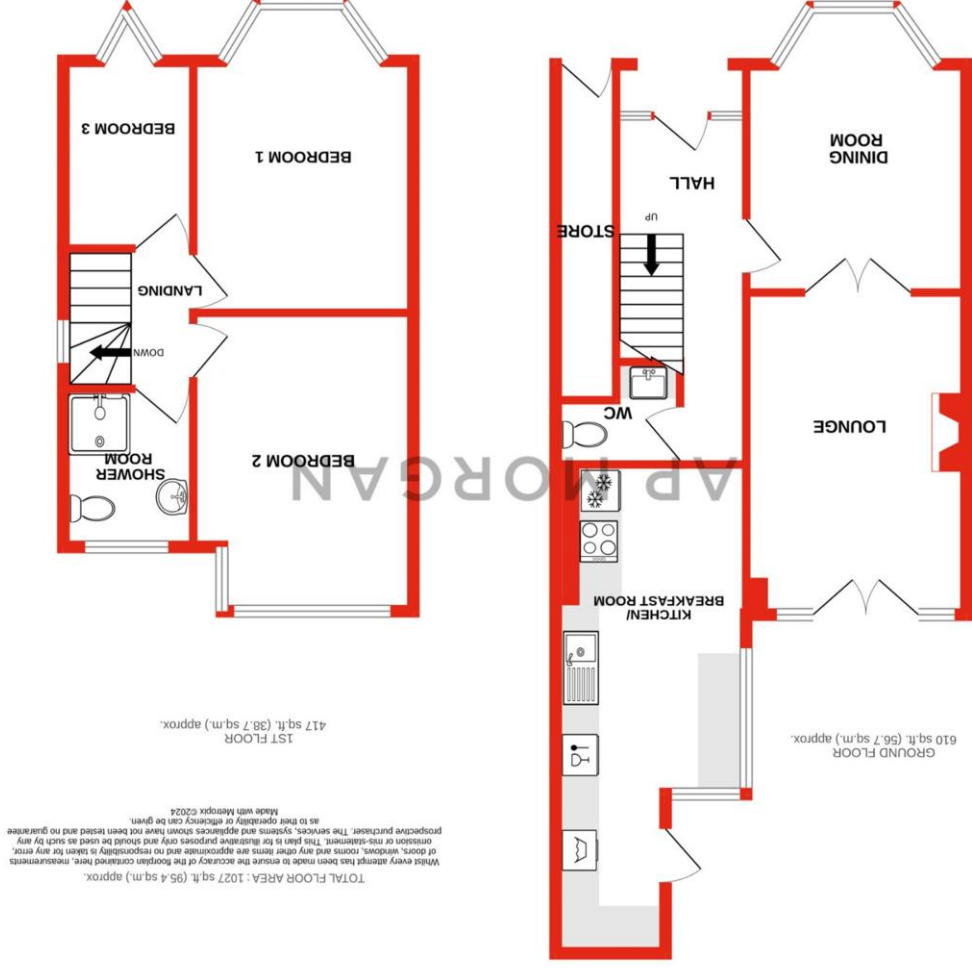
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