

**AP MORGAN**



**Chesterfield Close, West Heath, Birmingham**  
Asking Price £280,000

### Features:

- Well-presented end-terraced house
- Three bedrooms
- Spacious lounge/diner and separate study
- Newly fitted kitchen
- Stylish bathroom
- Good sized rear garden
- Multi-car driveway
- EPC- TBC

### Description:

This spacious and well-presented three-bedroom end-terraced house is situated in a quiet cul-de-sac in the popular area of West Heath, Birmingham. The ideal family home with plenty of living space and amenities including shops, schools and public transport links conveniently located nearby.

Upon approach to the property there is a large driveway with space for multiple vehicles as well as a side gate for ease of access into the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance hallway with large storage cupboard which could be converted into a downstairs W.C; spacious and open plan lounge/diner with double patio doors at the rear leading into the garden; Newly fitted kitchen with integrated appliances including dishwasher, oven, hob, microwave fridge and freezer; converted garage space currently being used as a play room but is ideal for use as an office/study; first floor landing; two double bedrooms each with built in storage cupboards; good sized single bedroom with built in cupboard; finally a newly fitted family bathroom with freestanding bath and separate shower cubicle.

The rear garden is a good size comprising of mostly lawn with a patio area perfect for outdoor furnishings. With the garden being West facing, plenty of sunlight reaches most of the garden during the day and into the evening.

Local shops and amenities are conveniently located nearby including West Heath Doctors Surgery which is within walking distance. Further afield, Longbridge and Northfield town centres providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Northfield Train station is also within walking distance offering regular services into Birmingham City Centre and Redditch. Several well-regarded primary and secondary schools are also located nearby.



**Details:**

**Lounge/Diner** 18'4" x 11'11" (5.6m x 3.63m)

**Kitchen** 12'5" x 7'4" (3.78m x 2.24m)

**Study/Office** 14'11" x 7'4" (4.55m x 2.24m)

**Bedroom One** 11'11" x 10'4" (3.63m x 3.15m)

**Bedroom Two** 12'8" x 8'9" (3.86m x 2.67m)

**Bedroom Three** 9'2" x 7'6" (2.8m x 2.29m)

**Bathroom** 10'3" x 7'4" (3.12m x 2.24m)

**Landing**

**Entrance Hall**

**EPC Rating:** To be confirmed

**Council Tax Band:** C (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?

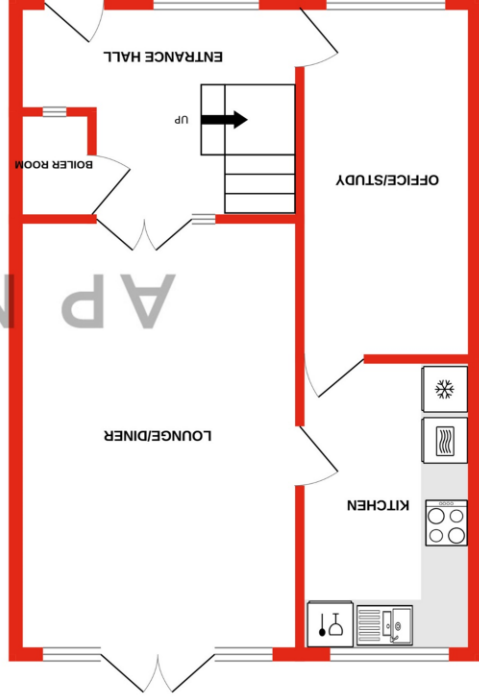
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

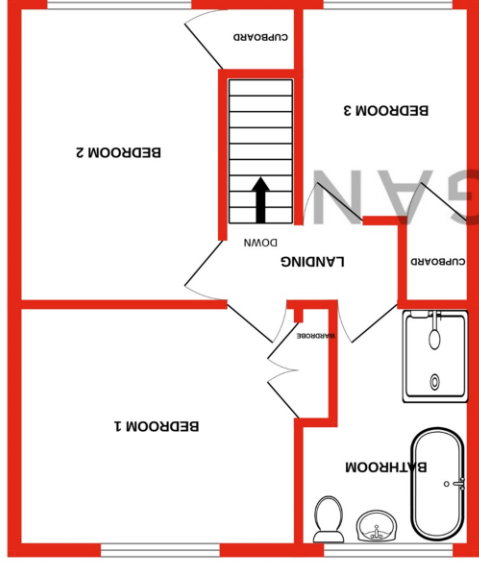
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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