

**AP MORGAN**



**Nutbush Drive, Northfield, Birmingham**  
Offers in excess of £260,000

### Features:

- Spacious semi-detached house
- Three bedrooms
- open plan lounge/dining area
- Convenient sized kitchen
- Family bathroom
- Rear garden with summer house
- Driveway and garage
- EPC- TBC

### Description:

**\*NO ONWARD CHAIN\***

Nestled in a peaceful neighbourhood, this immaculate semi-detached property boasts three bedrooms, perfect for a growing family or those seeking ample space.

As you step inside, downstairs is laid with wooden flooring and a spacious reception room, featuring sliding doors that allow natural light and lead out onto the patio.

There is a sleek and modern kitchen, complete with space for appliances and an integrated cooker and hob.

Upstairs, you'll find three well-appointed bedrooms, each offering built-in storage for enhanced organization. The clean and modern bathroom comprises of a bath, W.C and wash basin.

Outside there is a generously sized rear garden, complete with a charming summerhouse and decking area.

Convenient parking for 3-4 cars and a garage provide secure storage for your vehicles and outdoor equipment.

The property benefits from proximity to nearby shops and amenities, within nearby Northfield town centre providing plenty of shopping opportunities. 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 and secondary schools are also located nearby.



**Details:**

**Lounge/diner** 18'7" x 10'2" (5.66m x 3.1m)

**Kitchen** 10'10" x 7'6" (3.3m x 2.29m)

**Bedroom One** 12'1" x 9'11" (3.68m x 3.02m)

**Bedroom Two** 12'1" x 7'11" (3.68m x 2.41m)

**Bedroom Three** 8'7" x 7'8" (2.62m x 2.34m)

**Bathroom** 8'6" x 7'1" (2.6m x 2.16m)

**Hallway**

**Landing**

**Garage** 15'10" x 7'8" (4.83m x 2.34m)

**EPC Rating:** To be confirmed

**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 Wisser 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.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.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.

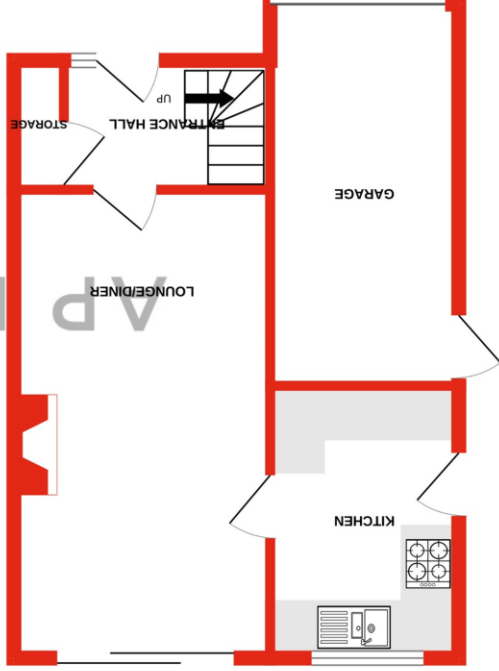
### Need a solicitor?

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.

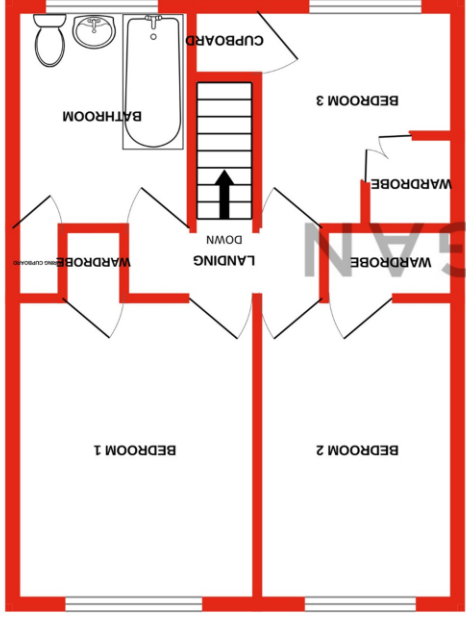
### Need a removal company and storage?

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 (39.8 sq.m.) approx.



1ST FLOOR (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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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