

AP MORGAN



Ockam Croft, Northfield, Birmingham
Offers in excess of £390,000

Features:

- Well-presented detached family home
- Four good sized bedrooms
- Two sitting rooms and large conservatory
- Modern fitted kitchen
- Family bathroom and downstairs W.C
- Lovely rear garden
- Driveway and garage
- EPC- D

Description:

This spacious and well-presented, four-bedroom detached house is situated in the sought after area of Northfield, Birmingham. The perfect family home with plenty of living space, a stylish décor throughout and amenities including shops, schools and public transport links all located nearby.

Situated at the end of a quiet cul-de-sac, upon approach to the property there is a large multi-car driveway which also provides access to the integrated single car garage.

Moving inside, the property briefly comprises of a welcoming entrance hallway with downstairs W.C, Spacious lounge with bay window; family dining room with doors at the rear leading into the spacious and bright conservatory; modern fitted kitchen with integrated appliances including oven, hob, fridge and freezer; first floor landing with airing cupboard, three double bedrooms; one single bedroom; finally, a family bathroom with P-shaped bath and overhead shower.

The lovely rear garden is a very good size and has been well maintained comprising of a large lawn which also runs along the side of the property, spacious patio and a raised decking area which is covered by a pergola and perfect for outdoor furnishings. The centre piece of the garden is a wonderful Fishpond which has been well looked after and is surrounded by various plants and foliage which look beautiful in full bloom. There is also a side entrance for ease of access from the front of the property.

The property benefits from proximity to nearby amenities, including Northfield train station and Wychall Lane shops, with nearby Northfield and Longbridge 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. Several well-regarded primary and secondary schools are also located nearby.



Details:

Hallway

Lounge 16'5" x 13'3" (max) (5m x 4.04m (max))

Dining Room 12'2" x 8'3" (3.7m x 2.51m)

Conservatory 12'9" x 11'1" (3.89m x 3.38m)

Kitchen 13'4" x 6'7" (4.06m x 2m)

Bedroom One 13'4" x 11'10" (4.06m x 3.6m)

Bedroom Two 17'8" (5.38) x 7'6" (2.29) (into wardrobe)

Bedroom Three 17'8" x 7'5" (5.38m x 2.26m)

Bedroom Four 11'4" x 6'7" (3.45m x 2m)

Bathroom 6'5" x 6'1" (1.96m x 1.85m)

W.C 4'4" x 2'9" (1.32m x 0.84m)

Garage 16'4" x 8'7" (4.98m x 2.62m)

Landing

EPC Rating: D

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.



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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.

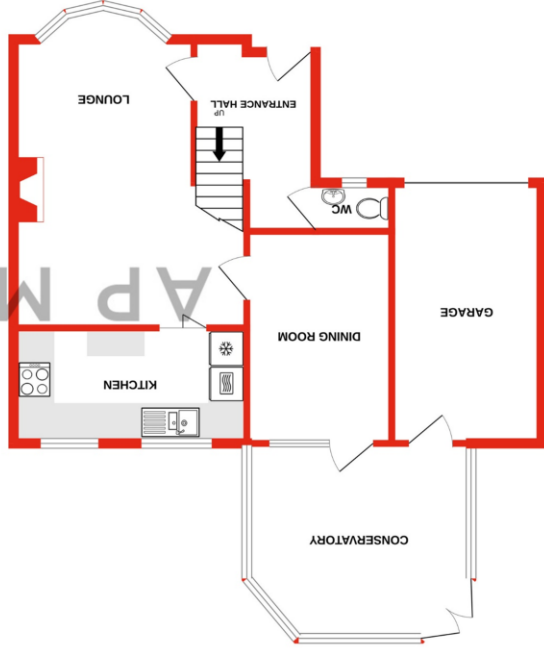
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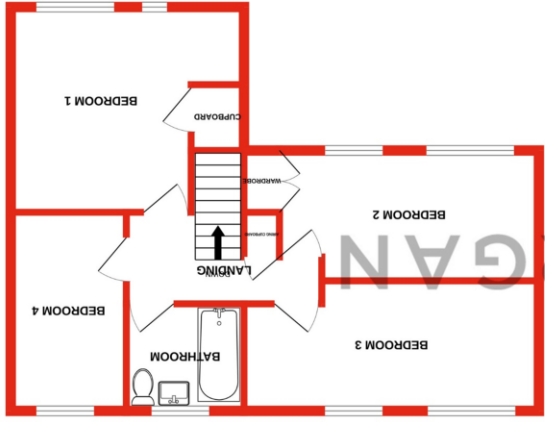
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GROUND FLOOR (67.1 sq.m.) approx.



1ST FLOOR (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 128.7 sq.m. (118.7 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 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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