

AP MORGAN



Bartley Crescent, Northfield
Offers in excess of £390,000

Features:

- Modernised four-bedroom detached family home
- Entrance hall with WC
- Open plan lounge to kitchen/diner
- Three double bedrooms
- Bedroom one with ensuite
- Versatile, split-level garden
- Tandem parking for multiple vehicles & a garage
- EPC-C

Description:

A modernised four-bedroom detached family home boasting three double bedrooms, a versatile layout, large room sizes and positioning that overlooks a green in the sought-after area of Northfield, Birmingham.

To the front of the property is an ample driveway fit for parking multiple vehicles in tandem, side access to the rear and a brick walled boundary.

The ground floor accommodation comprises: a welcoming entrance hallway with access to a WC, a generous lounge with a gas fireplace and open plan access to the contemporary kitchen/diner which offers the following integral appliances; sink, gas hob/oven, space/plumbing for freestanding appliances and rear access to the garden through a set of glazed French doors.

The first-floor landing establishes: Bedroom one is an ample double with space wardrobes and ensuite shower room, double bedroom two features built in a wardrobe, bedroom three is a comfortable double also with an integral wardrobe and bedroom four is a comfortable single also with integral cupboard. The family bathroom provides a bath, separate shower, washbasin, and WC.

To the rear is a versatile garden with an initial a slab laid path to the side gate, with a brief decking area to one side, perfect for garden furniture, with a central space laid to synthetic lawn and a sloped down area laid to lawn. This garden features fenced boundaries.



Situated in Northfield, this property is in close proximity to Northfield train station (roughly 2 miles) providing links into Birmingham city centre, Worcester, Stratford-upon-avon and further afield. The property is also well situated for access to variety well-regarded schooling, such as; King Edward VI Five Ways Grammar School. Also accessing shops, pubs and eateries in Selly Oak and Bromsgrove, with access to major road links including M5 and M42.

Details:

Entrance Hall

Lounge 20' x 12'1" (6.1m x 3.68m) Both max (into bay)

Kitchen/Diner 11'7" x 20' (3.53m x 6.1m) Both max

WC 5' x 3'1" (1.52m x 0.94m) Both max

Landing

Bedroom one 11'4" x 13' (3.45m x 3.96m) Both max (L-shaped)

Ensuite 8'1" x 3'1" (2.46m x 0.94m) Both max

Bedroom two 11'11" x 13' (3.63m x 3.96m) Both max (L-shaped)

Bedroom three 7'8" x 9'8" (2.34m x 2.95m) Both max

Bedroom four 8'1" x 6'8" (2.46m x 2.03m) Both max

Garage 16'3" x 9' (4.95m x 2.74m) Both max

EPC Rating: C

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.



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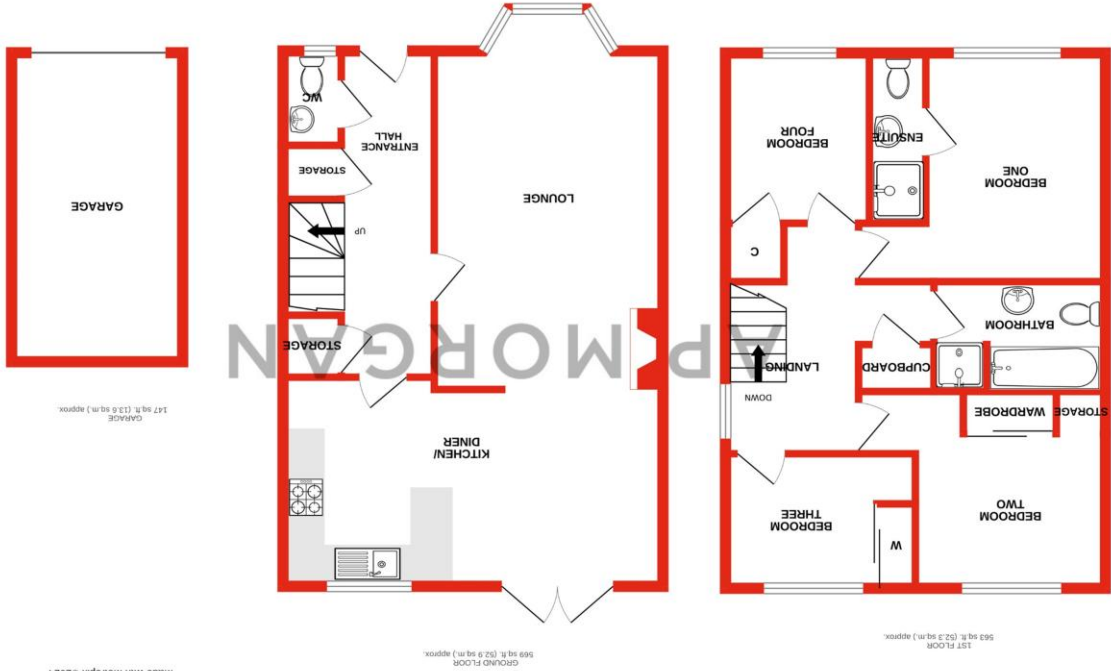
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