

AP MORGAN



Woodcock Lane, Northfield
Offers in the region of £230,000

Features:

- Two double bedrooms
- Spacious lounge diner
- Generous kitchen
- Conservatory
- Large rear garden
- Ground floor WC
- Ample utility & garage

Description:

This well presented two-bedroom semi-detached house presents a spacious lounge/diner, a generous kitchen, a conservatory, ample utility room & garage, a ground floor WC, large rear garden and off-street parking.

Approaching the property there is a brick paved drive allowing for parking multiple vehicles. There is front access to the garage and front door as well as side access to the rear garden.

Entering the property to a vast hall which gives access to the spacious lounge/diner, this room gives space for multiple suites, incorporates a wood burning fireplace and allows room for a dining table and chairs. There is also access to the rear conservatory which is bright and introduces the rear garden. The generous kitchen has plenty of counter space and breakfast counter alongside an integral electric oven/microwave, gas hob, sink and dishwasher. There is additional space for freestanding appliances. The kitchen further presents the utility room and garage, both giving ample room for many hobbies and interests.

Ascending to the first floor, Bedroom one is a large double with an integral storage cupboard/wardrobe. Bedroom two is also a large double which looks to the rear aspect. The family bathroom presents a washbasin, WC and bath/shower.



The rear garden opens to a substantial paved patio which trails to a path bordering the length of the garden. Encompassing a swathe of grass laid lawn, there is plenty of space for outdoor furniture and activities highlighting the versatile and low-maintenance nature of the space. The garden is bordered by wooden panel fencing and hedging.

Situated in Northfield, a short drive to local amenities, this property is close to schools and supermarkets, shops, restaurants, and bars. Local public transport links are also nearby as well as the M42, allowing access to major road networks.

Details:

Hall

Lounge/Diner 22'3" x 11'6" (6.78m x 3.5m) Both Max

Kitchen 15'8" x 8'3" (4.78m x 2.51m) Both Max

Conservatory 7'4" x 8'5" (2.24m x 2.57m) Both Max

Utility Room 11'4" x 6'10" (3.45m x 2.08m) Both Max

Garage 14'6" x 7'3" (4.42m x 2.2m) Both Max

Landing

Bedroom One 9'11" x 14'7" (3.02m x 4.45m) Both Max

Bedroom Two 11'5" x 11'10" (3.48m x 3.6m) Both Max

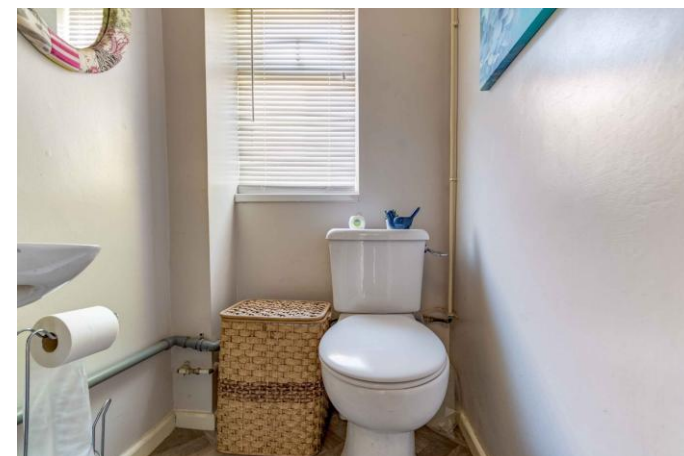
Bathroom 5'7" x 7'11" (1.7m x 2.41m) Both Max

EPC Rating: C

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.



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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.

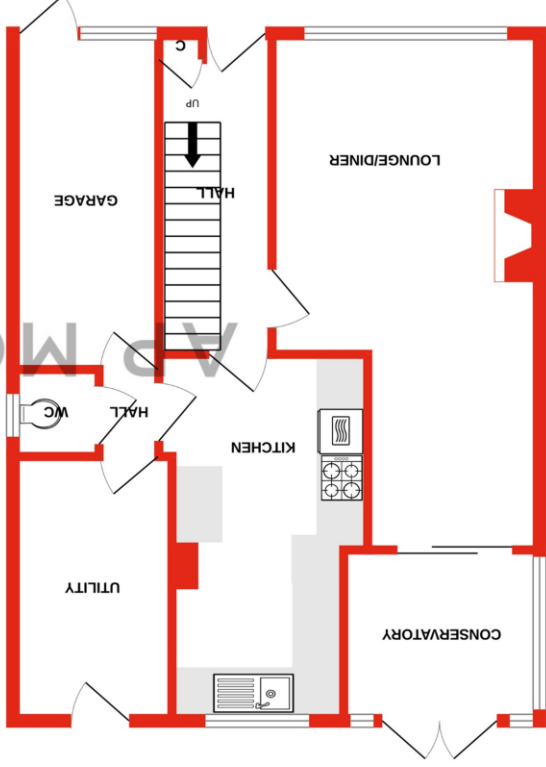
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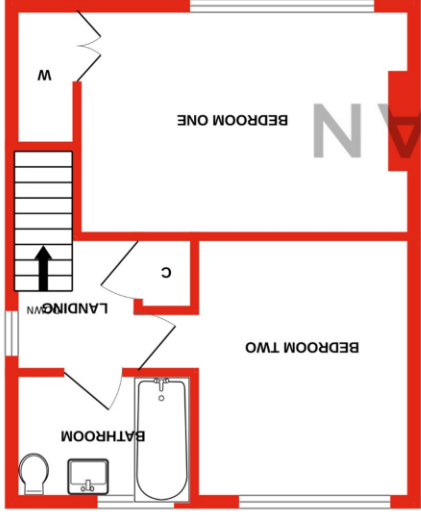
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GROUND FLOOR (61.4 sq.m.) approx.



1ST FLOOR (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx.
What 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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