



AP MORGAN

Woodbrooke Grove, Northfield
Offers in excess of £365,000

Features:

- Four double bedrooms
- Spacious lounge
- Kitchen with plenty of counter space
- Ground floor WC
- Ensuite
- Grass laid garden
- Off street parking

Description:

Presented with no onward chain This four-bedroom, end-terraced house in the Bournville Village Trust presents a spacious lounge/diner, kitchen, four double bedrooms, a bathroom, large grass-laid garden and off-street parking.

Approaching the property, there is a brick-paved drive allowing off-street parking and a gated front garden for planting.

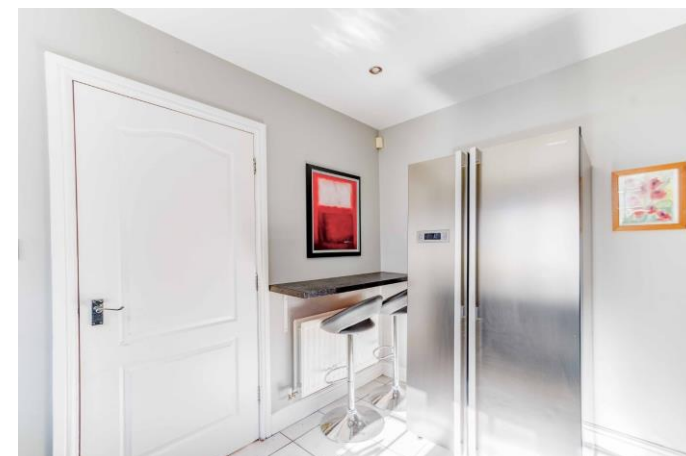
The ground floor presents: a hall which gives immediate access to the spacious lounge/diner, giving plenty of space for multiple suites with French doors leading to the rear garden. The kitchen is accessed from the hall and offers plenty of counter space, featuring an integral sink, gas hob, electric oven, dishwasher and washing machine with space/plumbing for freestanding appliances. The hall also presents a ground floor WC.

Ascending the first floor, the landing presents Bedroom Two, a large double with integral storage, Bedroom Three & Four are similarly doubles both looking to the rear aspect. The bathroom presents a washbasin, WC and bath/shower.

The second floor presents Bedroom One, a spacious double presenting integral storage, rooflights and an ensuite shower room. There is also a bay window looking to the front aspect.

The large rear garden opens to a paved patio giving space for outdoor furniture, continuing to a grass-laid lawn bordered by wooden panel fencing this is a versatile garden.

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:

Hallway

Kitchen 11' x 8'10" (3.35m x 2.7m)

Lounge/Diner 18'2" x 15'10" (5.54m x 4.83m)

W/C

First floor landing

Bedroom 2 15'11" x 11'2" (4.85m x 3.4m)

Bedroom 3 10'11" x 8'8" (3.33m x 2.64m) Both Max

Bedroom 4 6'10" x 8'8" (2.08m x 2.64m)

Bathroom 6'10" x 6'2" (2.08m x 1.88m)

Second floor landing

Bedroom 1 17'6" x 12'5" (5.33m x 3.78m) Both Max

Ensuite shower room 8'6" x 4'3" (2.6m x 1.3m)



EPC Rating: To be confirmed

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.

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

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.

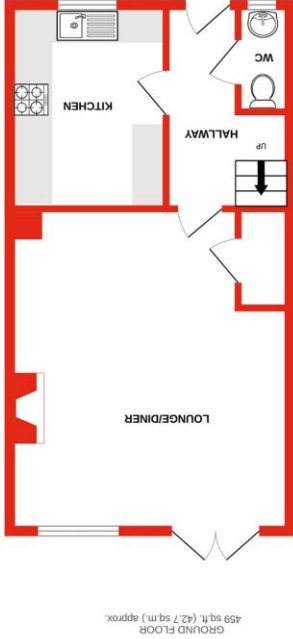
Need a solicitor?

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.

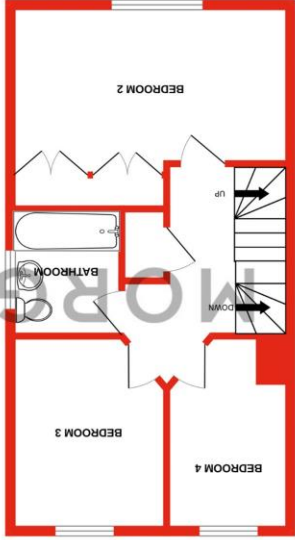
Need a removal company and storage?

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, to arrange a survey.

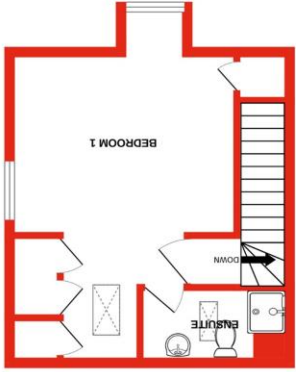
AP MORGAN



GROUND FLOOR
459 sq. ft. (42.7 sq. m.) approx.



1ST FLOOR
463 sq. ft. (43.0 sq. m.) approx.



2ND FLOOR
284 sq. ft. (26.4 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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