

AP MORGAN



South Road, Northfield
Offers in the region of £300,000

Features:

- Two double & one single bedrooms
- Generous lounge
- Fitted kitchen
- Large conservatory
- Dining room
- Ground floor WC
- Storage/Utility
- Spacious low maintenance garden
- Off street parking
- Well positioned for amenities

Description:

This three bedrooms, semi-detached house in Northfield presents, a generous lounge, fitted kitchen, dining room, large conservatory, two double and one single bedrooms, shower room, ground floor WC, off street parking and a spacious low maintenance garden.

Approaching the property, there is a gravel laid drive with parking for multiple vehicles, giving front access to the storage/ utility and porch/hall. The drive is bordered by hedges.

Entering the property to the porch and hall there is immediate access to the generous lounge, which allows for multiple suites and other freestanding furniture; with a half bay window looking to the front of the property and the dining room access through a set of double doors. The fitted kitchen gives plenty of counterspace with an integral gas hob and sink with space/plumbing for freestanding furniture. The dining room is accessed from the kitchen & lounge, presenting a comfortable room with space for a dining table and chairs. The conservatory is large and gives panoramic views of the garden while allowing for seating. The ground floor is completed by multiple storage/utility areas and a WC.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the front aspect with integral shelving. Bedroom Two is similarly a double looking to the rear, also with integral shelving. Bedroom Three is the single of the property facing the front. The first floor is completed by a shower room presenting a washbasin, WC and shower and a storage cupboard accessed from the landing.

The rear garden opens to a paved patio with plenty of space for outdoor furniture/storage with planted borders. There is a gated lower garden with additional seating and shed. The garden is bordered by wooden panel fencing and hedges.



Situated in Northfield, the property is a short drive from Northfield high street, Longbridge retail park and various local amenities such as schooling, supermarkets, shops, restaurants and public transport links including bus routes and train stations alongside wider access to the M42 and M5 motorways.

Details:

Porch

Hall

Lounge 11'11" x 14' (3.63m x 4.27m) Both Max

Kitchen 12'9" x 12'9" (3.89m x 3.89m) Both Max

Dining Room 9' x 7'4" (2.74m x 2.24m) Both Max

Storage 19'8" x 4' (6m x 1.22m) Both Max

Storage/Utility 10'2" x 7'4" (3.1m x 2.24m) Both Max

WC 5'4" x 2'3" (1.63m x 0.69m)

Conservatory 10'2" x 7'4" (3.1m x 2.24m)

Landing

Bedroom One 13'7" x 12'9" (4.14m x 3.89m) Both Max

Bedroom Two 9'8" x 12'4" (2.95m x 3.76m) Both Max

Bedroom Three 8'10" x 7'4" (2.7m x 2.24m) Both Max

Shower Room 4'10" x 7'10" (1.47m x 2.4m)

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.



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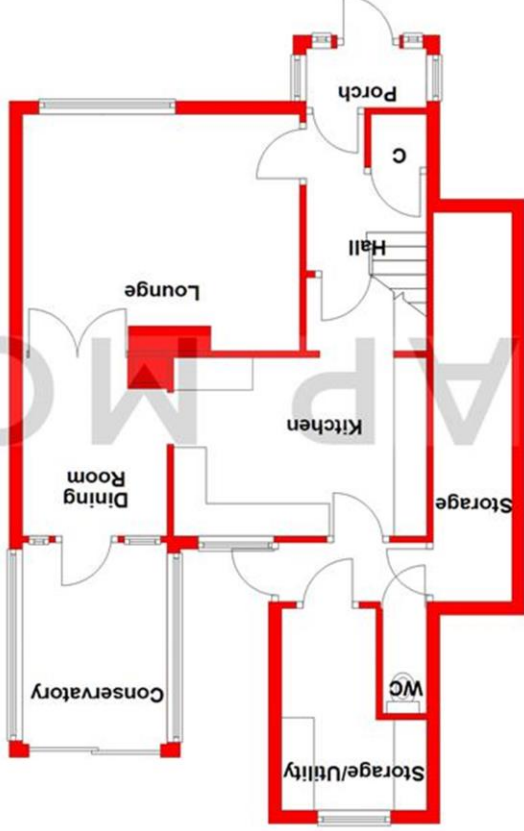
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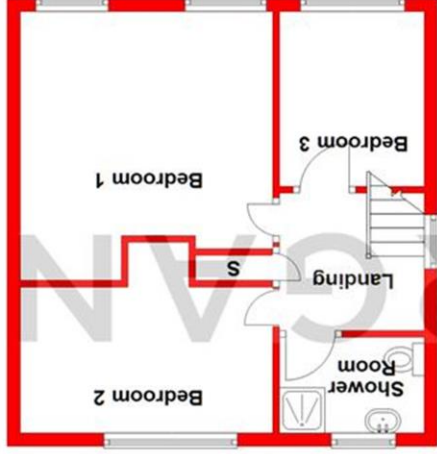
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Ground Floor
Approx. 66.7 sq. metres (717.9 sq. feet)



First Floor
Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 107.2 sq. metres (1153.4 sq. feet)

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.

Plan produced using Planlup.

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