

AP MORGAN



Church Hill, Northfield
Offers in excess of £270,000

Features:

- Two double & one single bedrooms
- Large family room
- Generous lounge
- Contemporary fitted kitchen
- Ground floor WC
- Modern family bathroom
- Versatile and verdant rear garden
- Off street parking for multiple vehicles
- 5 minute walk to Northfield Train Station
- Close to amenities

Description:

This beautifully presented three-bedroom, semi-detached house situated in Northfield, Birmingham presents a large family room, generous lounge, contemporary fitted kitchen, a ground floor WC, two double & one single bedrooms, a modern family bathroom, a versatile and verdant rear garden, off street parking and is positioned close to amenities; overlooking a green which is under a conservation area.

Approaching the property, there is a brick paved double-drive presenting space for parking multiple vehicles, with steps and a ramp leading to the front door and rear access permitted through a side gate.

Entering the property to the porch and hall, there is ample room for removing outdoor footwear with a ground floor WC immediately accessible. Continuing to the large family room there is a front facing bay window and plenty of space to create a versatile, multi-use room. The generous lounge hosts an electric fireplace, space for multiple suites and double French doors leading to the rear patio. The contemporary fitted kitchen gives ample counterspace with an integral electric oven, gas hob, fridge, freezer, dishwasher, washing machine and sink. There is additional seating at a breakfast counter and access to a lean-to storage area along the side of the property.

Ascending to the first floor, Bedroom One presents a large double looking to the rear aspect with integral storage, Bedroom Two is also a large double looking to the front aspect presenting a bay window which allows the room to be bright. Bedroom Three is the single of the property also looking to the front. The family bathroom is modern and presents a washbasin, WC and bath/shower.



The rear garden opens to a paved patio with space for outdoor furniture and storage. This continues to a raised grass laid lawn with an additional lawn, separated by a hedge, hosting a greenhouse secondary decked patio with integral seating and a storage shed. The garden is versatile and is bordered by wooden panel fencing.

The property is well-positioned to amenities approximately 0.3 miles to the local train station and a short walk to local parks and desirable schools. With shops, supermarkets and restaurants a short drive and connections to wider road networks permitted by the M42 and M5 motorways.

Details:

Porch

Hall

Family Room 10'11" x 10'2" (3.33m x 3.1m)

Lounge 12'11" x 10'2" (3.94m x 3.1m)

Kitchen 15'3" x 6'3" (4.65m x 1.9m)

Ground Floor WC 4'4" x 2'3" (1.32m x 0.69m)

Landing

Bedroom One 12'8" x 10'11" (3.86m x 3.33m)

Bedroom Two 11'1" x 10'11" (3.38m x 3.33m)

Bedroom Three 6'11" x 5'6" (2.1m x 1.68m)

Bathroom 8'10" x 5'6" (2.7m x 1.68m)

EPC Rating: To be confirmed

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.



How can we help you?

Need a mortgage?

We recommend Wisser 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.wissermortgageadvice.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?

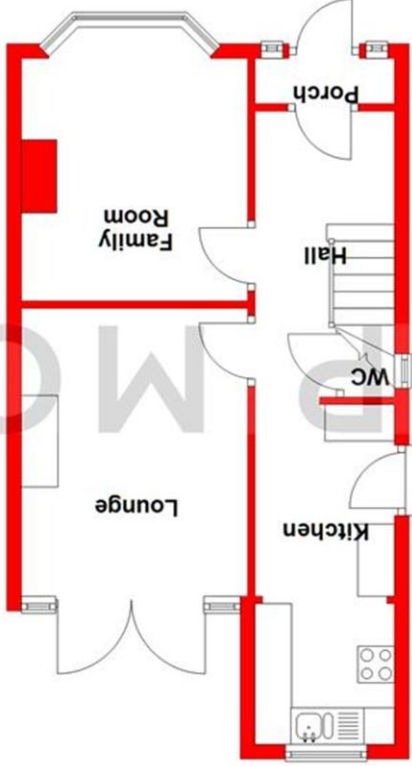
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



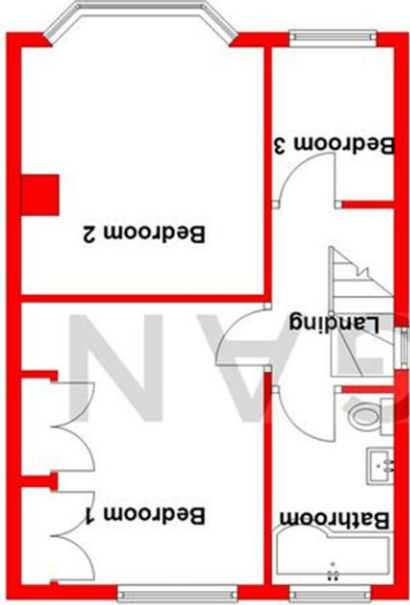
Ground Floor
Approx. 455 sq. metres (489.4 sq. feet)



Total area: approx. 83.4 sq. metres (897.9 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.

First Floor
Approx. 38.0 sq. metres (408.5 sq. feet)



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.