

AP MORGAN



**Kewstoke Croft, Northfield, Birmingham**  
Offers in the region of £185,000

**Features:**

- End of terrace property
- Three spacious bedrooms
- Spacious entrance hall
- Generous sized lounge
- Well-equipped kitchen
- Low maintenance rear garden
- On-road parking
- Located near shops, schools and amenities

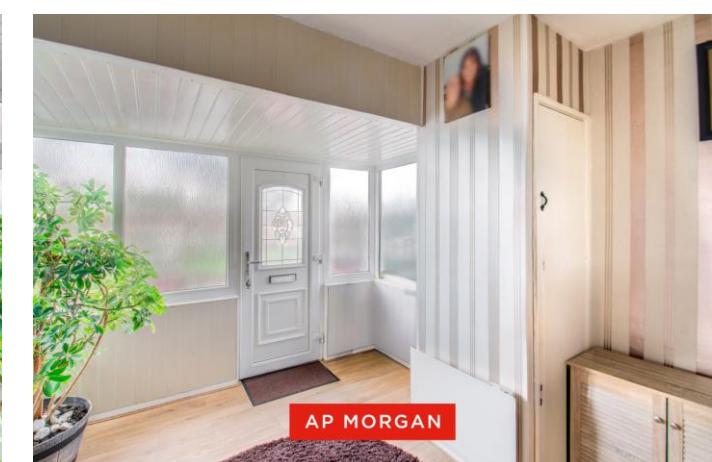
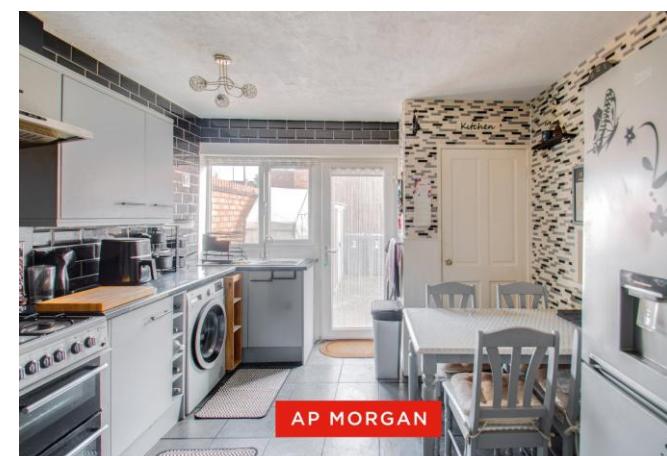
**Description:**

Introducing this well-presented end-of-terrace home, offering three generously sized bedrooms, a spacious lounge, and an impressive entrance hall. The property also benefits from a low-maintenance garden and ample on-road parking, and is situated in Northfield, Birmingham.

On arrival, the property offers on-road parking directly outside, along with a small, paved frontage bordered by shrubbery and fencing.

Upon entry, the ground floor opens into an impressive, extended entrance hall, providing excellent space for shoe and coat storage, as well as room for additional storage units and decorative features. To the right of the hall is the generously sized lounge, a fantastic space for both relaxation and entertaining. It features a large window at one end and French doors opening onto the rear garden at the other, allowing plenty of natural light to flow through. The living room also includes a gas fireplace, perfect for cosy evenings. Continuing through the hallway, you will find the kitchen/diner. The kitchen is well equipped with ample storage and countertop space, as well as room for utility and free-standing appliances. The dining area comfortably accommodates a family dining table. This space also includes a pantry cupboard for additional storage, open under-stairs storage, and a door leading out to the rear garden.

The first-floor opens onto the landing, leading to the bedrooms. The main bedroom is a generous double with ample space for comfort and storage. The second bedroom is also a double, while the third is a spacious single. The first floor further benefits from a storage/airing cupboard, a separate toilet, and a bathroom fitted with a wash basin and a bathtub with an overhead shower, with additional space for storage units.



The rear garden is fully paved and bordered by planters and shrubbery, making it low maintenance. It also features a metal storage shed and a gate providing rear access.

Located in a popular location, the property offers fantastic access to local transport and major road links for travel to surrounding areas including access to Selly Oak, Bournville, and Northfield. Nearby well-regarded schooling is available in addition to local green spaces, shops and access to the M5 & M42 for further travel.

**Details:**

**Hallway** 11'3" x 12'2" (3.43m x 3.7m) Both Max

**Lounge** 20'7" x 10'9" (6.27m x 3.28m)

**Kitchen** 13'4" x 12'2" (4.06m x 3.7m) Both Max

**Landing**

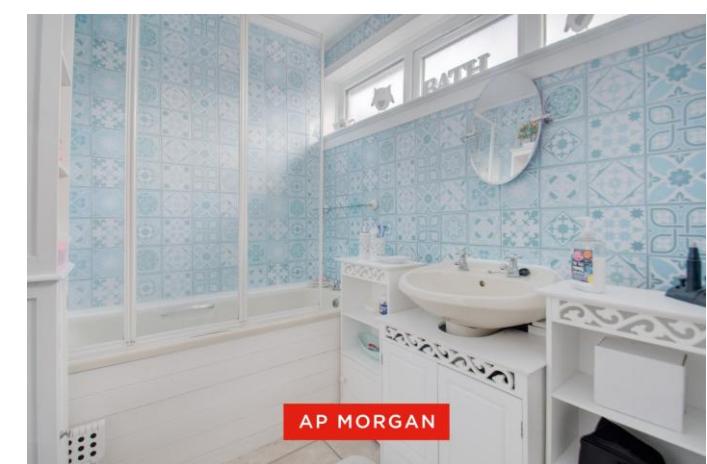
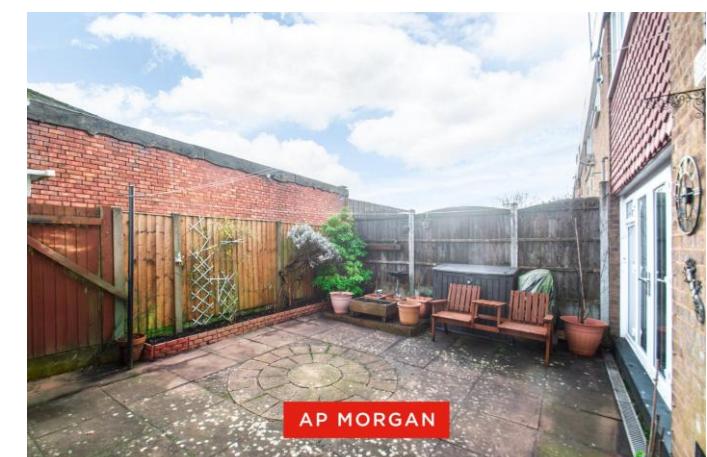
**Bedroom One** 12'10" x 10'9" (3.9m x 3.28m) Both Max

**Bedroom Two** 11'8" x 10'10" (3.56m x 3.3m) Both Max

**Bedroom Three** 7'6" x 10'10" (2.29m x 3.3m) Both Max

**Bathroom** 5'5" x 7'1" (1.65m x 2.16m)

**Toilet** 5'5" x 2'8" (1.65m x 0.81m)



**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

No statement in these details is to be relied upon as representing a fact, and purchasers should satisfy themselves as to the accuracy of otherwise as to the accuracy of the statement 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 authority to give 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. 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.

Estates 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.

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 in cost and very reliable. Just ask for a quote.

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before视窗, 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.

We recommend Wisers 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 287 6827, or visit their website for more information: [www.wisermortgageltd.co.uk](http://www.wisermortgageltd.co.uk)

How can we help you?

