

AP MORGAN



Staple Lodge Road, Northfield, Birmingham
Asking Price £299,950

Features:

- Well-presented detached house
- Three bedrooms
- Kitchen with fitted appliances
- Lounge, dining room & conservatory
- Enclosed rear garden
- Driveway & garage
- Excellent road & rail links

Description:

A well-presented three bedroom detached family home offered with off road parking, spacious living/dining area and conservatory and Master Bedroom with ensuite located in a popular location of Northfield, Birmingham.

The property is approached via a driveway with access to the garage. In brief the layout briefly comprises:- Enclosed porch, open plan lounge with feature fireplace and dining room, stylish fitted kitchen with integrated oven, electric hob and extractor hood, and conservatory offering access to the rear garden.

Rising upstairs the first-floor landing has doors off to: Master bedroom with fitted wardrobe storage and access to an ensuite shower room, double bedroom two, single bedroom three, and a family bathroom.

Outside the rear of the property enjoys a private and enclosed rear garden laid to lawn with decking area and mature shrub borders.

Further benefits include gas fired central heating and double glazing, recently installed house alarm system, and side access gate to the rear of the property.

Staple Lodge Road is well located for several nearby schools and nearest train station offering connections to Redditch and Birmingham. West Heath offers good access to the M5, M42 and A38 as well as plenty of green space including the Waseley and Lickey Hills. Nearby is Birmingham Great Park and the new Longbridge development offering excellent shop, restaurants, and entertainment facilities.



Details:

Porch

Lounge 15'4" x 11'7" (4.67m x 3.53m)

Dining Area 13'8" x 8'2" (4.17m x 2.5m)

Kitchen: 11'3" x 8'3" (3.43m x 2.51m)

Conservatory: 8'10" x 10' (2.7m x 3.05m)

Garage: 8'8" x 17'2" (2.64m x 5.23m)

First Floor Landing

Master Bedroom: 10'4" x 11'3" (3.15m x 3.43m)

En Suite: 8'10" x 3'2" (2.7m x 0.97m)

Bedroom Two: 11'3" x 10'2" (3.43m x 3.1m)

Bedroom Three: 7'3" x 8'6" (2.2m x 2.6m)

Bathroom: 6'5" x 6'4" (1.96m x 1.93m)



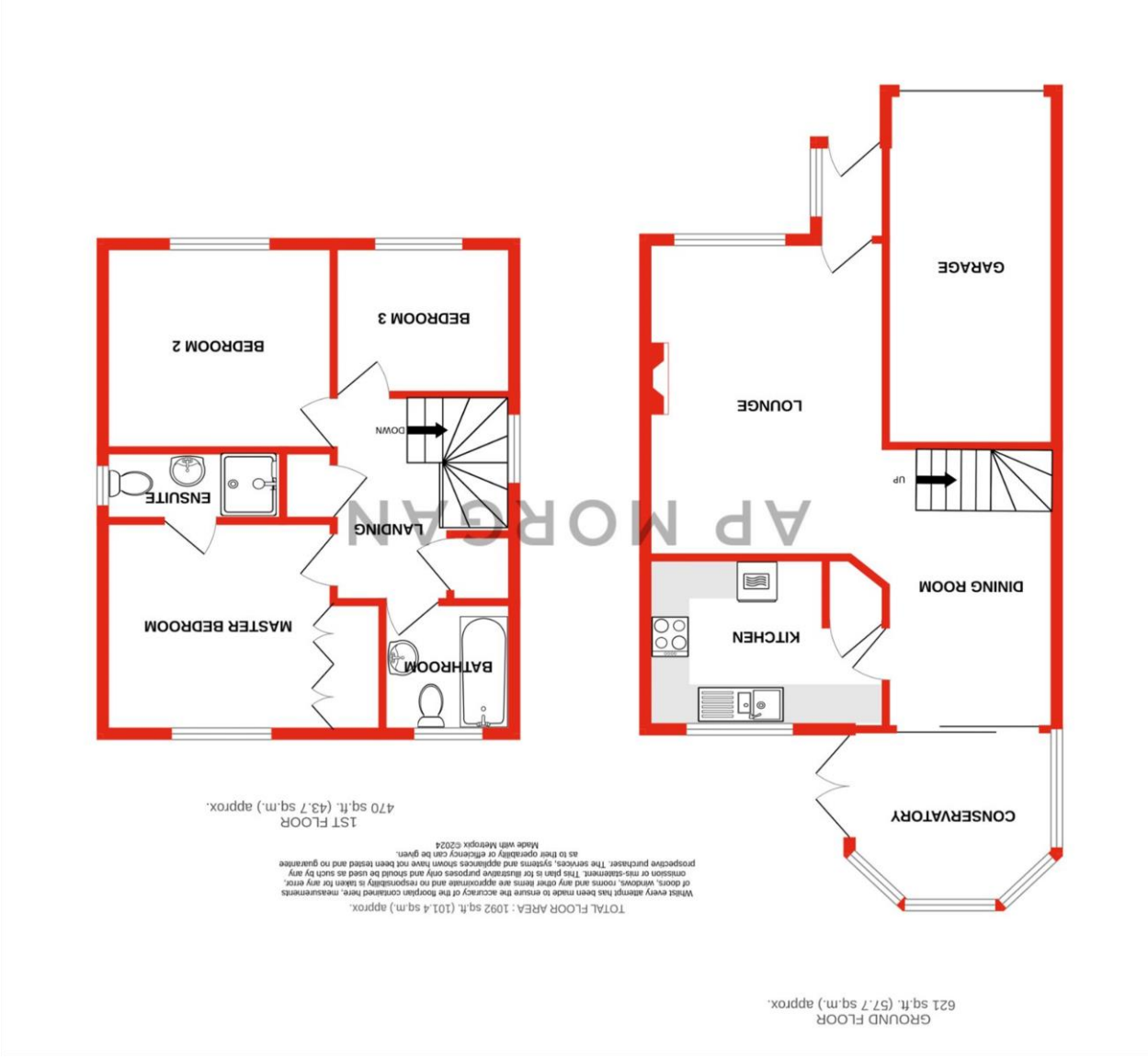
EPC Rating: D

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.

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