

**AP MORGAN**



**Drumlin Walk, Northfield, Birmingham**  
Asking Price £295,000

### Features:

- Deceptively spacious detached house
- Three good sized bedrooms
- Spacious lounge with bay window
- Modern fitted kitchen/dining room
- Family bathroom, en-suite and W.C
- Large rear garden
- Multi-car driveway
- EPC- TBC

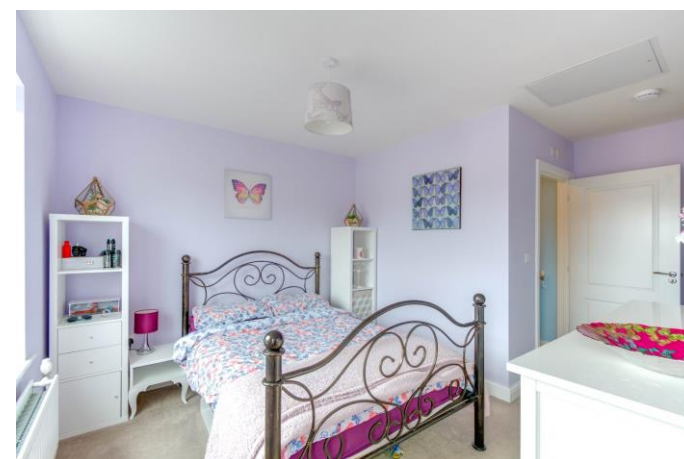
### Description:

This deceptively spacious and modern, three-bedroom detached house is situated in a lovely residential estate in Northfield, Birmingham. An ideal family home with a stylish décor throughout and amenities including shops, schools and parks all located nearby.

Upon approach to the property there is a multi-car driveway as well as a side gate for ease of access into the rear garden. Moving inside, the property briefly comprises of an entrance hall; spacious lounge with large bay window; modern fitted kitchen/dining room with integrated appliances including dishwasher, fridge, freezer, double oven and hob as well as a side door for access into the garden; downstairs W.C for additional convenience; large first floor landing with storage cupboard; good sized double bedroom with space for large wardrobes and a desk; good sized single bedroom with space for a large wardrobe; family bathroom with bath and shower mixer and finally a master bedroom with built-in wardrobe and en-suite shower room.

The rear garden is a very good size comprising of mostly lawn with flower beds running along the rear border and space for a large shed between them. There is also a patio area perfect for outdoor furnishings.

This property boasts an excellent location in Northfield. Located in a residential area, the property benefits from proximity to local shops and amenities as well as a play area for those with young children. Nearby Northfield town centre, Longbridge town centre, and Rubery Great Park feature a wide range of local amenities, shops, restaurants, bars and entertainment. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.



**Details:**

**Lounge** 16'8" x 10'8" (5.08m x 3.25m)

**Kitchen/Diner** 14'4" x 11'7" (4.37m x 3.53m)

**Master Bedroom** 14'9" x 13'7" (4.5m x 4.14m)

**Bedroom Two** 14'4" x 10'1" (4.37m x 3.07m)

**Bedroom Three** 11' x 7'2" (3.35m x 2.18m)

**Bathroom** 6'11" x 6'3" (2.1m x 1.9m)

**En-suite** 5'3" x 4'9" (1.6m x 1.45m)

**W.C** 5'4" x 3'2" (1.63m x 0.97m)

**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 01527 406 956.



## 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 01527 406 956, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

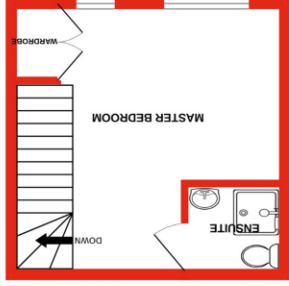
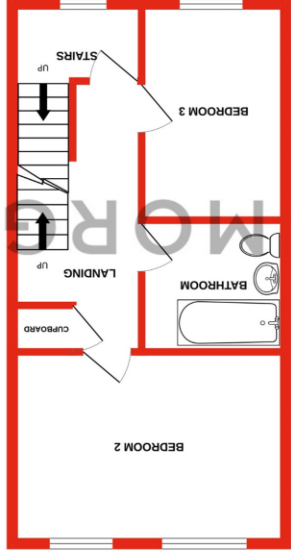
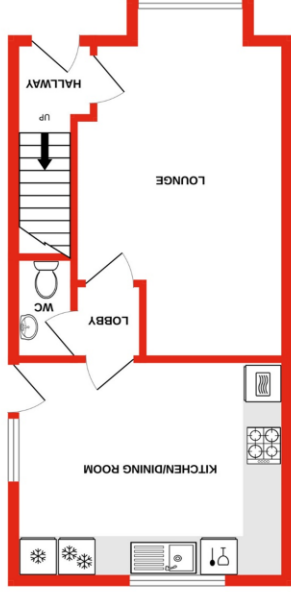
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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](http://cuberemovals.co.uk), to arrange a survey.



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