

**A SPACIOUS TRADITIONAL TWO DOUBLE BEDROOM TERRACE
HOME IN A CONVENIENT AND POPULAR LOCATION**



**4 NORTHFIELD ROAD
KINGS NORTON/ COTTERIDGE
BIRMINGHAM
B30 1JH**

- Greatly improved two bedroom terrace house with no upward chain
- Excellent off road parking on driveway
- Hall and 2 living rooms
- Newly fitted kitchen with separate utility room
- Two bright double bedrooms
- Newly re-fitted first floor bathroom
- Good sized rear garden

Offers Based On £250,000 stc

1513 Pershore Road, Stirchley, Birmingham B30 2JL

Very conveniently located on the border of Kings Norton and Cotteridge with local shops round the corner and with Kings Norton station only a few minutes away, easy access to Birmingham centre and surrounding districts. This traditional two double bedroom mid terrace property is slightly larger than average with the additional benefit of driveway parking and has been modernised throughout with new kitchen and bathroom, decorations and floor coverings making an ideal first time or investment purchase.

THE ACCOMMODATION COMPRISES

APPROACH The property is approached via a driveway area providing excellent off road parking space to double glazed entrance door.



ENTRANCE HALL with radiator, wood effect flooring, panelled doors to the two reception rooms and Cloaks/ Storage cupboard leading off.

LIVING ROOM 14' 0 (into bay) x 10' 9 (average) having double glazed bay window to the front, double radiator, ceiling cornices and wood effect flooring.



LOUNGE 12' 2" x 12' 6 (average) having double radiator, ceiling cornices, double glazed window to the rear, doors to the kitchen and stairs to the first floor.

RE- FITTED KITCHEN 13' 9 x 6' 7 having double glazed window to the side, a range of grey fronted wall, floor and drawer units with complimentary work surface over, tiling to splash back areas, inset stainless steel sink, tiled floor, radiator, cupboard housing 'Sime' gas fired central heating boiler and door to:-

REAR LOBBY with tiled floor, appliance space, double glazed door leading to rear garden and door to;

UTILITY AREA 5' 6 x 4' 11 with double radiator, low level WC, wash basin, tiled floor, appliance space and plumbing for washing machine, double glazed side window with obscure glass.



FIRST FLOOR LANDING with useful store cupboard and doors leading off to;

BEDROOM ONE 12' 0 x 14' 0 (average) double glazed window to front elevation, double radiator and built in store cupboard/ wardrobe.

BEDROOM TWO 12' 3 x 9' 6 (average) double glazed window to rear elevation and double radiator.



MODERN BATHROOM with a new suite of panel bath with shower attachment, shower screen and full height tiling in shower area, wash basin on a vanity unit with integrated WC, extractor fan, chrome ladder style heater and double glazed window with obscure glass.



REAR GARDEN laid out with paved patio and path to the side of a lawned area, fencing to boundaries and rear pedestrian access gate.



GENERAL INFORMATION

TENURE We are informed the property is Freehold.

VIEWING By prior appointment with
Oakton Estates on 0121 459 9641

EPC Rating 'D'

Council Tax Band 'A'

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.