

**A SPACIOUS MODERN THREE BEDROOM END TOWN HOUSE  
IN A POPULAR AND CONVENIENT LOCATION**



**49 CHESTERFIELD CLOSE  
NORTHFIELD  
BIRMINGHAM  
B31 3TS**

- Excellent location close to Northfield centre and train station
- Well maintained and presented
- Large lounge and fitted kitchen
- Three good sized bedrooms and spacious bathroom with shower
- Integral garage and driveway parking, pleasant garden

**Offers around £249,950 stc**

A delightful three bedroom end home in Northfield on the borders of West Heath close to local amenities, good transport links into the City including Northfield Station only a short walk away. The house has been well improved and presented and offers deceptively spacious accommodation set in this quiet yet very convenient cul-de-sac.

Early viewing is recommended and the house will be sold with no upward chain.

### THE ACCOMMODATION COMPRISES

**APPROACH** set well off the road with a lawned front garden and block paved drive providing car parking space and leading to the garage and front door.

**ENTRANCE HALL** With a upvc double glazed entrance door and full height side screen, radiator, stairs off to the first floor and double opening doors to the lounge. Useful Cloakroom/ Store Cupboard with space for coat hanging, wall mounted 'Worcester' central heating boiler and double glazed window with obscure glass.



### BRIGHT SPACIOUS LOUNGE 18' 5" x 12' 0"

With a brick fireplace feature, two double radiators, uPVC double glazed windows with central double opening French doors to the garden, ceiling cornices and door to the kitchen.



### FITTED KITCHEN 12' 5" x 7' 4"

Fitted with a range of wall and base units with light fascias and light green trim, wood effect worktops, inset stainless steel sink with mixer tap, space and plumbing for washing machine, upvc rear door and window to the garden. Tiled splashbacks, fitted breakfast bar, gas cooker point, radiator, shelved larder cupboard and door to the garage .

## FIRST FLOOR

Landing area with loft access and all rooms leading off:-.

**BEDROOM ONE 10' 5" x 12' 0"** a spacious main bedroom with upvc double glazed window, built in wardrobe with louvre doors, radiator and ceiling cornices.

**BEDROOM TWO 12' 9" x 8' 11"** a second double bedroom with a upvc double glazed window to front, radiator, built in storage cupboard/ wardrobe and ceiling cornices.

**BEDROOM THREE 9' 2" x 7' 5"** a good sized third bedroom with radiator, built in cupboard housing the hot water cylinder.



**SPACIOUS BATHROOM** with a coloured suite of panel bath, pedestal wash basin, low level WC, additional corner shower enclosure with 'Triton' electric shower, chrome ladder style heater, wide upvc double glazed window with obscure glass.



## OUTSIDE

**INTEGRAL GARAGE 15' 9" x 7' 4"** with metal up and over door, water tap, upvc double glazed window with obscure glass and door to the kitchen.

**GOOD SIZED REAR GARDEN** with a gated side entrance, wide paved patio area, retaining wall and a lawned area with fencing to boundaries.



### **GENERAL INFORMATION**

**TENURE** We are informed the property is Freehold.

**VIEWING** By prior appointment with  
Oakton Estates on 0121 459 9641

**EPC** **D 65**

**COUNCIL TAX** Band 'C' (Birmingham)

### **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.