



28 Church Road

Northfield, Birmingham, B31 2JY

Offers Over £150,000



IDEAL FIRST HOME OR BUY TO LET - NO CHAIN! Perfectly positioned just a short stroll from Northfield High Street with its excellent amenities and transport links, this two bedroom mid terrace home has recently been refreshed to provide a bright and clean blank canvas ready for its next owners to add their own stamp. Offering the perfect opportunity as a first home or buy to let investment, the added benefit of no onward chain makes this an appealing and straightforward purchase. The property is approached via a stepped fore garden and on the ground floor includes a welcoming front reception room, a further rear reception room with original built-in cupboards, a fitted kitchen and a rear garden with useful outbuildings. To the first floor are two generous bedrooms together with a modernised bathroom accessed from the second bedroom. The house further benefits from double glazing and a recently fitted new boiler. This is a fantastic opportunity to secure a well-placed home in a highly convenient location. To arrange your viewing please contact our Bournville Sales Team today.



Approach

With steps leading to a low maintenance front fore garden leading to a hardwood glazed entry door opening into:

Front Reception Room

10'08" x 13'07" into bay (3.25m x 4.14m into bay)

With double glazed bay window to the front aspect, ceiling light point, gas and electric meters, wooden mantle and surround on raised hearth, central heating radiator and door opening into:

Inner Lobby Area

With louvre doors opening into under stairs storage cupboard, further doors to storage cupboard and door opening into:

Rear Reception Room

10'07" x 11'04" (3.23m x 3.45m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator, wall mounted facility for an electric fire, door to stairs to first floor landing and further door opening into:

Kitchen

12'02" x 5'06" (3.71m x 1.68m)

With double glazed door and double glazed window to the side return and rear garden, a matching selection of wall and base units with work surfaces over incorporating stainless steel sink and drainer with hot and cold mixer tap, space for washing machine and fridge freezer, ceiling light point, tiling to splash backs, central heating radiator and wall mounted extractor.

First Floor Landing

From the rear reception room stairs gives rise to the first floor with doors opening into:

Bedroom One

10'07" x 11'03" (3.23m x 3.43m)

With double glazed window to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

11'5" x 10'5" to over stairs storage (3.48m x 3.20m to over stairs storage)

With double glazed window to the rear aspect, ceiling light point, central heating radiator, door opening into over stairs storage with loft access point and door and step opening into:

Bathroom

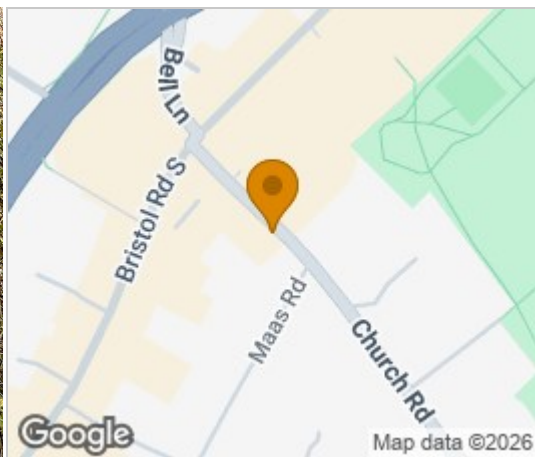
12'09" x 5'08" (3.89m x 1.73m)

With push button low flush WC, wash hand basin on pedestal with hot and cold taps, bath with Triton electric shower over, central heating radiator, frosted double glazed windows to the rear and side aspects, wall mounted central heating radiator, ceiling light point, wooden herringbone effect lino floor covering and door opening into airing cupboard housing Worcester Bosch combination boiler.

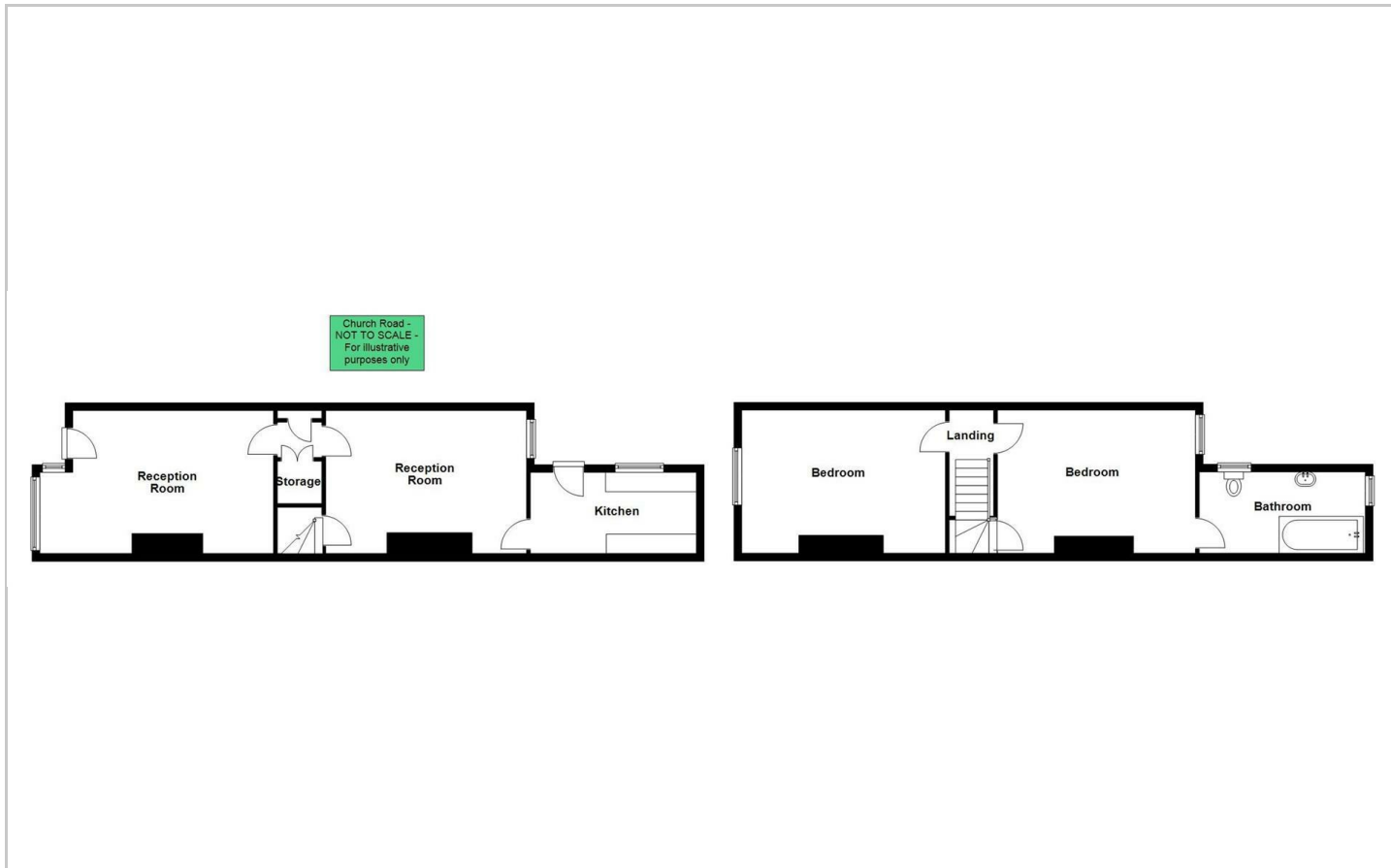
Rear Garden

With a block paved side return and giving access to two out buildings with plentiful storage space, low level fencing with wrought iron gate to shared pathway to the neighbouring properties, main rear garden offering plenty of potential and further storage space.





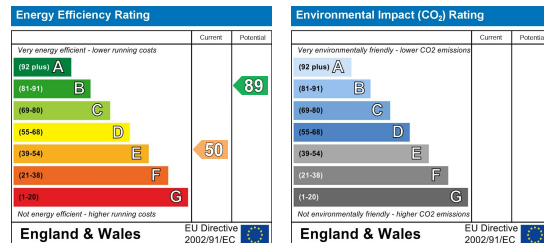
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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