

AP MORGAN



Farlow Road, Northfield

Offers in the region of £285,000

Features:

- Three double bedrooms
- Spacious Living/dining room
- Partially integral kitchen
- Generous conservatory
- Storage room
- Garage
- Large grass laid garden

Description:

This well-presented, three double-bedroom, semi-detached house, located in a quiet cul-de-sac, presents a spacious living/dining room, partially integrated kitchen, storage area, large conservatory, three-double bedrooms, family bathroom, grass laid garden.

Approaching the property there is a brick paved drive for parking multiple vehicles. There is front access to the garage and the front porch.

Entering the property to a porch and entrance hall, the ground floor presents: A spacious living/dining room with space for multiple suites, a dining table, chairs and a fireplace. Leading to the partially integrated kitchen, there is an electric oven, microwave, gas hob and a sink. There is also space/plumbing for freestanding appliances and access to a storage room and adjoining garage. Completing the ground floor, there is also a large conservatory.

Ascending to the first floor the landing presents Bedroom One, a generous double looking to the rear aspect, Bedroom two and three are also doubles with Bedroom three hosting an integral storage cupboard. The family bathroom is large and presents a washbasin, WC, bath and walk in shower.

The garden presents to a raised decked patio area leading to a grass laid lawn with plenty of space for storage and outdoor activities.



Situated in Birmingham, the property benefits from very close proximity to nearby shops and amenities. The property is also conveniently positioned in close proximity to the train station as well as adequate positioning 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:

Porch

Hall

Living/Dining Room 26'6" x 13' (8.08m x 3.96m) Both Max

Kitchen 6'9" x 16'2" (2.06m x 4.93m)

Storage 12'9" x 7'6" (3.89m x 2.29m)

Garage 11'8" x 7'10" (3.56m x 2.4m)

Conservatory 14'6" x 8'9" (4.42m x 2.67m)

Landing

Bedroom One 13'4" x 9'10" (4.06m x 3m)

Bedroom Two 12'10" x 7'10" (3.9m x 2.4m)

Bedroom Three 10'9" x 5'11" (3.28m x 1.8m)

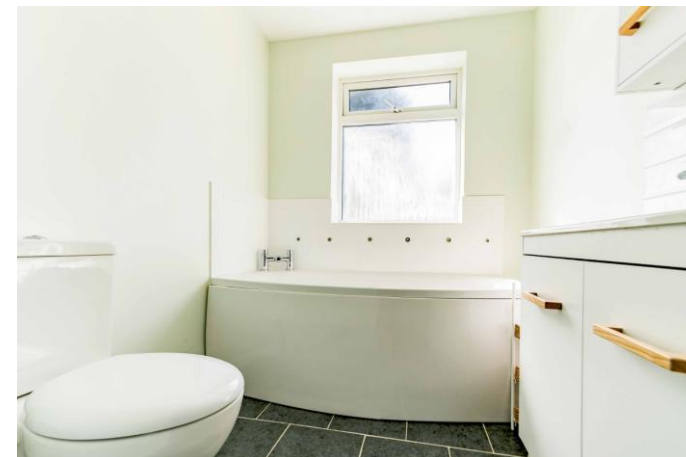
Bathroom 11'8" x 6'1" (3.56m x 1.85m)

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

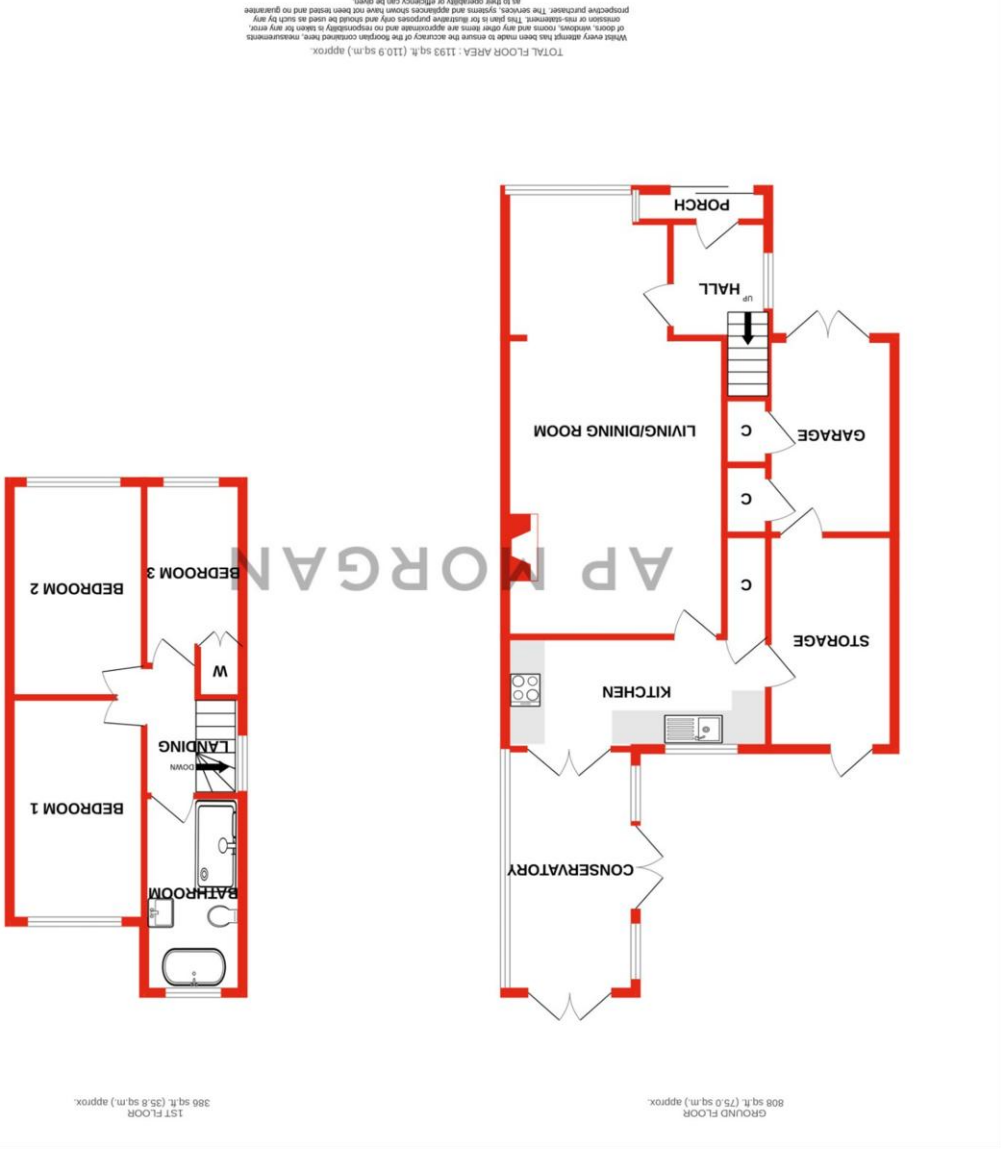
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.