



AP MORGAN

Kingswood Road, Northfield
Offers in excess of £240,000

Features:

- Mid-terraced family home in a quiet, established Northfield location
- Spacious lounge/dining room with understairs storage cupboard
- Room for multiple seating suites plus a full dining table and chairs
- Kitchen with generous counterspace and room for freestanding appliances
- Two well-proportioned double bedrooms
- Third comfortable single bedroom, ideal for a child's room, guest room or home office
- Family bathroom, with new radiator fitted
- Spacious, low-maintenance gravel rear garden
- Versatile external home office/lounge, connected to the mains
- Off-street parking for multiple vehicles
- New boiler (December 2023)
- New fencing and panelling, plus added walkway lighting
- Close to Cofton Park, Lickey Hills, Herberts Yard and local amenities
- Easy access to the M42 and M5, with reliable local bus and train links
- Within reach of well-regarded local schools, including Albert Bradbeer

Description:

Peaceful. Practical. And packed with more potential than the outside lets on.

Tucked away in Northfield, close to Cofton Park, Lickey Hills and easy reach of the M42 and M5, this mid-terraced home offers two well-proportioned double bedrooms, a further single, and a family bathroom, all wrapped around a genuinely sociable lounge/diner. Outside, there's a spacious, low-maintenance gravel garden with it's own external office space, currently used as a home office and lounge space, plus off-street parking for more than one car. It's a home that has been quietly, thoughtfully improved, and it shows.

We asked her what made her buy it...

"I'm local, I've lived in the area all my life and like it very much. My neighbours turned out to be a welcoming bunch and the house felt welcoming too. The location is great for the shops and Hurberts Yard, local trams and buses, and close but not too close to the M42 and M5. When I first viewed it, I noticed the space straight away. A lot of work was needed in the garden to create my counselling business, and the surroundings helped me visualise my office at the bottom of the garden. I also loved the open plan lounge and dining area, and how bright it is throughout because the windows are so large."

What about the house itself?

"The office space was installed the year after I bought the house, and the whole garden had work done to make it a proper space. A wall was removed at the front of the property to allow for two cars on the drive. The lounge is where I spend most of my time too, it's bright and quiet and easy to relax in. When the sun's out the house



feels bright, and at the same time it can feel warm and cosy. I love Christmas here, it's nice to come home in the winter months to a warm, calm space. Sitting in my office space is still the one thing I've never stopped loving. At times it can feel like you're sat in the countryside, with just the sound of the birds and the rustling of the trees. It's very calming."

Our agents say...

This is a home that works hard without ever feeling like hard work. The garden office is the standout, fully connected to the mains and flexible enough to be a business space, a studio, or simply somewhere quiet to sit with a coffee. The lounge/diner is genuinely sociable, with an understairs cupboard for extra storage and plenty of room for a full dining suite. The kitchen offers generous counterspace with room for freestanding appliances, and upstairs the two double bedrooms and comfortable single give real flexibility for a growing family, a home working setup, or both.

There's been care taken behind the scenes too: a new boiler fitted in December 2023, a new radiator in the bathroom, new fencing and panelling, and lighting added along the walkway. Add off street parking for multiple vehicles, easy access to the M42 and M5, and well regarded local schools including Albert Bradbeer, and this is a home that quietly ticks every box.

Whether you're a first time buyer, a couple in need of a home office, or a keen gardener looking for a blank canvas with real potential, this one is worth a look. Get in touch with our Longbridge team today and we'll show you around.

Details:

Entrance Hall

Lounge/Dining Room 7.20 x 3.66 Max

Kitchen 2.56 x 4.14

First Floor Landing

Bedroom One 3.69 x 2.77

Bedroom Two 2.97 x 2.74

Bedroom Three 3.10 x 2.83 Max

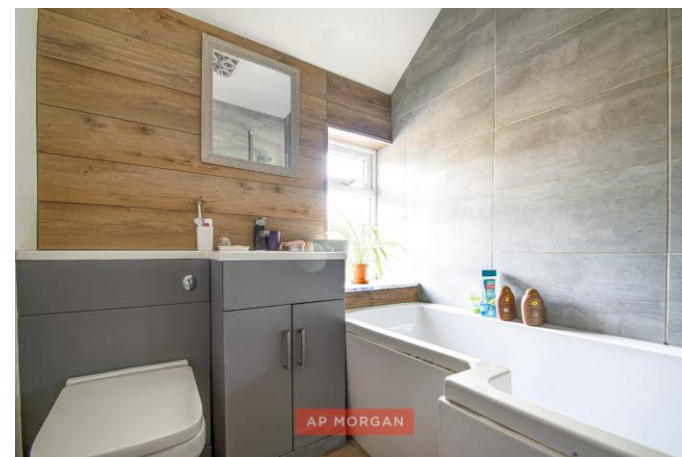
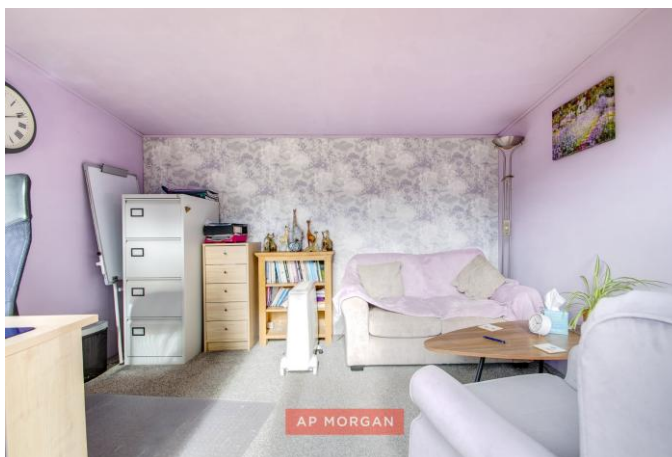
Bathroom 1.94 x 1.74

EPC Rating: D

Council Tax Band: B (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 Wisser 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.wissemortgageadvice.co.uk

Property to sell?

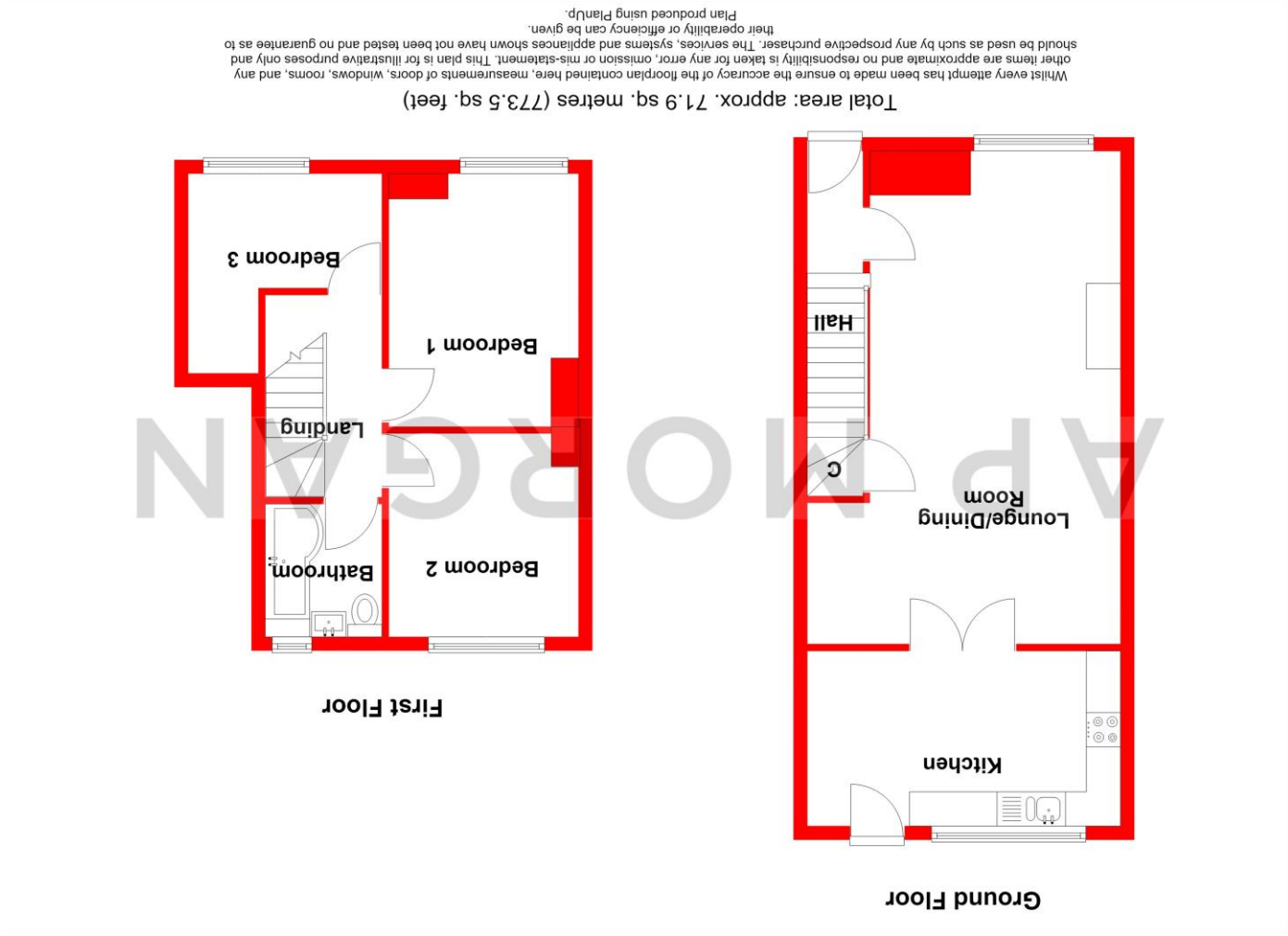
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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