



AP MORGAN

Sylvan Avenue, Northfield
Offers in excess of £275,000

Features:

- *OFFERED WITH NO CHAIN*
- Three-bedroom semi-detached family home in Northfield
- Fully refurbished throughout, no work left to do
- Two double bedrooms plus a single, ideal for a growing family or home office
- Generously sized lounge, perfect for relaxing or entertaining
- Substantial kitchen/dining room, the natural heart of the home
- Newly fitted bathroom
- Separate utility space, keeping everyday life organised
- Large, versatile lawned garden, ready for summer barbecues or a game of football
- Home office potential for remote working
- Moments from Northfield High Street and Longbridge Shopping Park
- Easy access to motorways and a train station just five minutes away

Description:

Renovated. Ready. Waiting for you.

A three-bedroom semi-detached home in Northfield, fully refurbished from top to bottom and ready for its next family. Two double bedrooms and a single, a generously sized lounge, and a substantial kitchen/dining room give it real everyday flexibility, while a newly fitted bathroom and utility space take care of the practical side. Outside, a large, versatile lawned garden offers plenty of room to make your own, and the location puts Northfield High Street and Longbridge Shopping Park within easy reach.

We asked them what made them buy it...

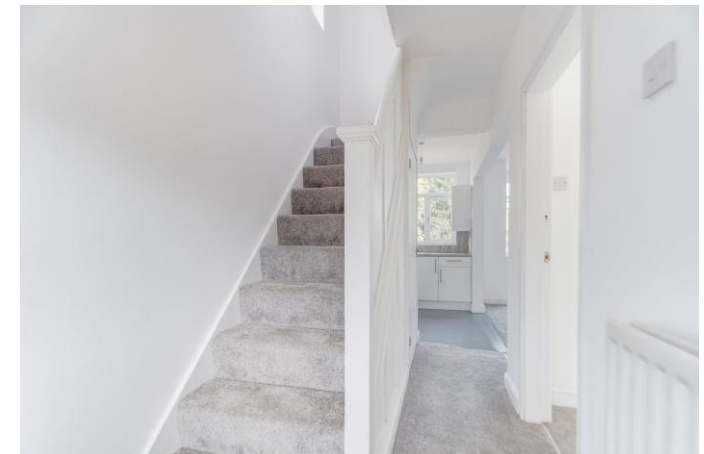
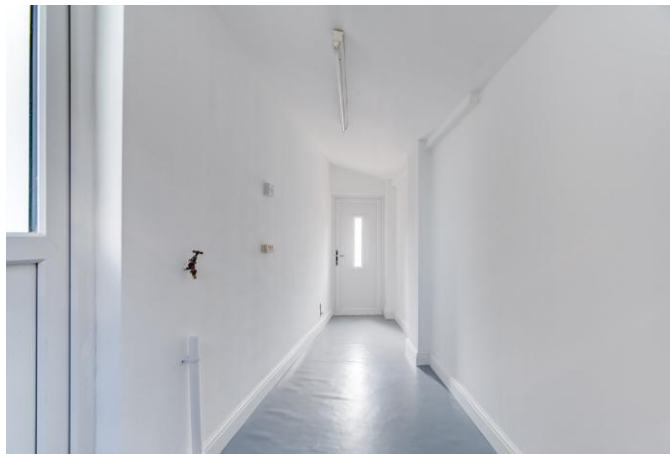
"It was a mess when I first saw it, if I'm honest. But I could see past that. The road is nice and quiet, the garden is big, and it's close to everything you need. Motorways are close by, and there's a train station five minutes away. There's a social club locally too, and the neighbours are lovely. It's got everything."

What about the house itself?

"It's been completely renovated. I put in a home office, because that mattered to me, and everything in the house is new. People always comment on the way it's been done out when they see it. I'm just glad to have done it properly. It's nice knowing someone else will appreciate it now."

Our agents say...

This is a home that has had money and care spent on it, and it shows. The kitchen/dining room is a genuinely sociable



space, ideal for family life or entertaining, and the lounge gives you room to breathe. That newly fitted bathroom and separate utility space are the kind of practical touches that make daily life easier, and the home office option is a real bonus for anyone working remotely. Then there's the garden: a proper blank canvas, big enough for summer barbecues, football with the kids, or simply somewhere to sit out. With Northfield High Street and Longbridge Shopping Park both close by, plus good motorway and rail links, this one ticks a lot of boxes for a young family.

Get in touch and come and see it for yourself.

Details:

Entrance Hall

Reception Room 11'10" x 9'5" (3.6m x 2.87m)

Lounge 12'10" x 9'5" (3.9m x 2.87m) Both Max

Kitchen 7'4" x 5'1" (2.24m x 1.55m)

Outhouse 16'11" x 6'3" (5.16m x 1.9m) Both Max

Landing

Bedroom One 12'9" x 9'5" (3.89m x 2.87m) Both Max

Bedroom Two 12'2" x 9'5" (3.7m x 2.87m)

Bedroom Three 6'4" x 5'5" (1.93m x 1.65m)

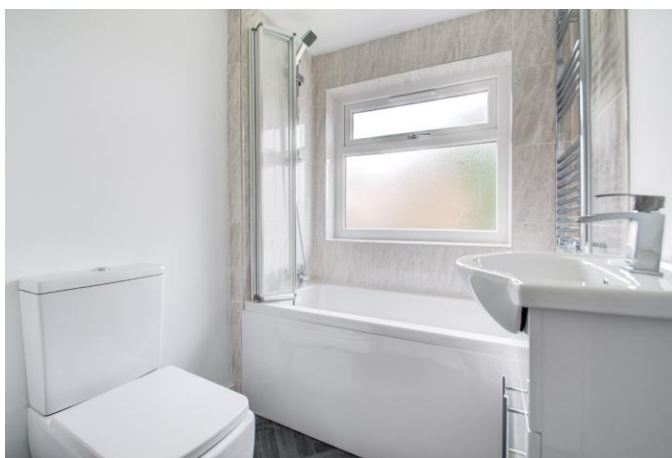
Bathroom 7'7" x 5'1" (2.3m x 1.55m)

EPC Rating: E

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.wissermortgageadvice.co.uk

Property to sell?

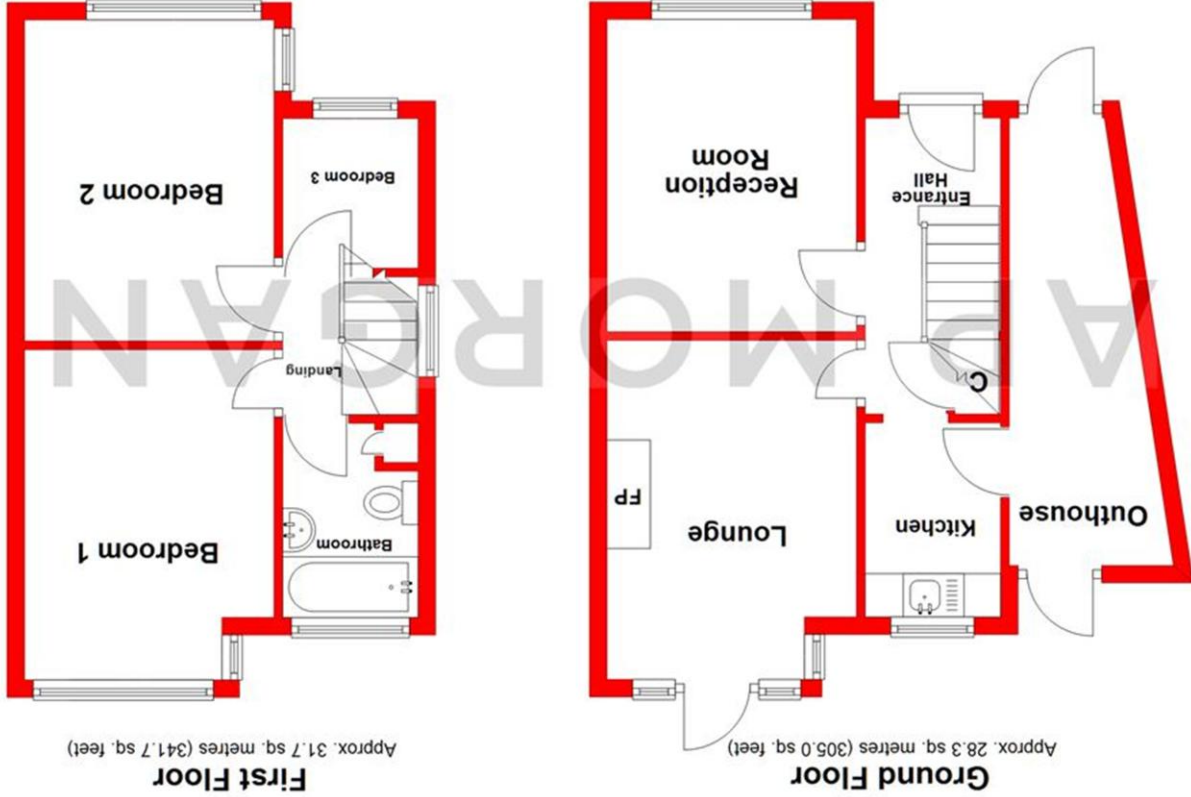
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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