

**AP MORGAN**



**William Road, Northfield, Birmingham**  
Asking Price £290,000

### Features:

- End-of-terrace property
- Three bedrooms
- Well-fit open-plan kitchen/diner
- Spacious lounge
- Bathroom, en-suite and downstairs WC
- Well-maintained rear garden
- Driveway and on-street parking
- Fantastic location

### Description:

Introducing this well-presented end-of-terrace family home, offering three bedrooms, a well-equipped open-plan kitchen/diner, a spacious lounge, a family bathroom, en-suite, downstairs WC, and a driveway, situated in Northfield, Birmingham.

On arrival, the property presents a stoned area next to the entrance, with a driveway to the side featuring an EV charger and a door providing access to the kitchen/dining space.

Upon entry, the ground floor leads into the entrance hall, which comprises stairs rising to the first floor and access to the lounge—a great space for relaxation, complete with an electric fireplace and fitted wooden blinds on the window. The lounge leads into a small hall with space for coat storage, which in turn provides access to the WC, fitted with a toilet and wash basin. This hall also leads into the well-presented open-plan kitchen/diner. The kitchen is fitted with ample storage and worktop space, an integrated dishwasher, washing machine, oven, electric hob, and space for freestanding appliances. The remainder of the room offers a great space for a family dining table and entertaining, with bi-fold doors opening onto the rear garden.

The first floor leads from the landing into bedroom two, a spacious double with room for storage units, and bedroom three, a single room also ideal as an office or nursery. The family bathroom is fitted with a toilet, wash basin with under-sink storage, and a bathtub with an overhead shower. Both bedrooms and the landing feature fitted wooden blinds on the windows.

The second floor leads into the master bedroom (bedroom one), another generous double, also with fitted wooden blinds. A dressing room leads on from here, featuring a large fitted wardrobe, an additional storage cupboard, and ample space for further storage units. This area continues into the spacious en-suite, fitted with a toilet, wash basin with additional under-sink storage, and a shower cubicle, along with a large storage cupboard and space for further units.



AP MORGAN



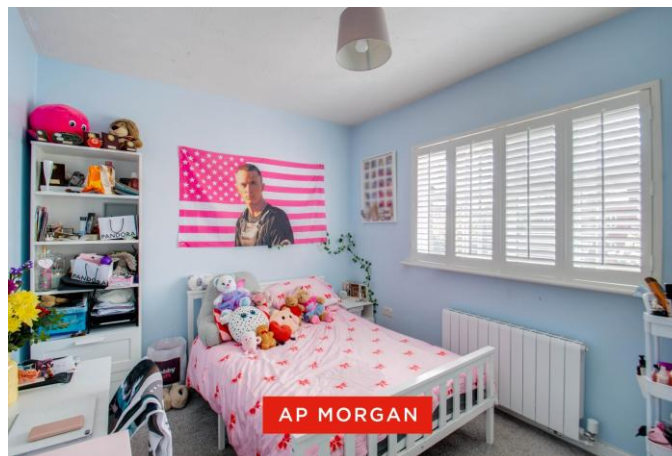
AP MORGAN



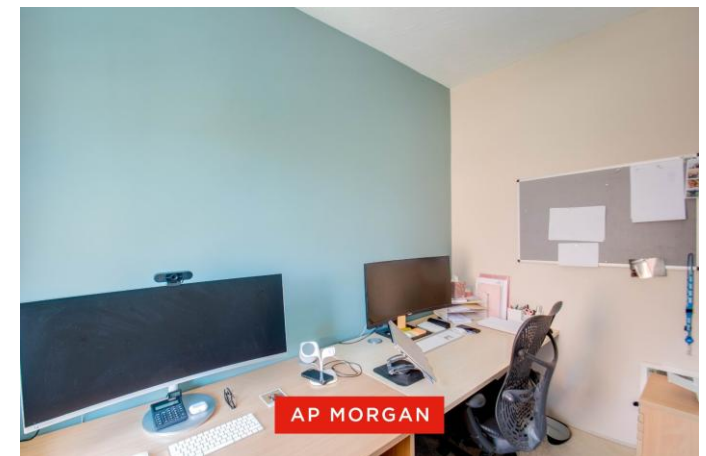
AP MORGAN



AP MORGAN



AP MORGAN



AP MORGAN

The rear garden opens onto a patio, providing a great space for outdoor furniture and dining, with the remainder laid to lawn and bordered by fences, trees, and shrubbery.

This property also benefits from reduced energy bills due to having an air source heat pump, solar panels and battery storage.

The property is ideally positioned for local amenities, approximately 1.4 miles from Northfield High Street. Additional amenities are just a short drive away, including local schools, supermarkets, shops, and restaurants. Public transport links are readily available and within walking distance.

**Details:**

Hall

Lounge 15'1" x 12'2" (4.6m x 3.7m) Both Max

WC 2'11" x 4'11" (0.9m x 1.5m)

Kitchen 8' x 12'2" (2.44m x 3.7m)

Dining Room 10'8" x 12'8" (3.25m x 3.86m) Both Max

Landing

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

Bedroom Three 10' x 6'2" (3.05m x 1.88m)

Bathroom 6'8" x 5'6" (2.03m x 1.68m)

Landing

Bedroom One 10'4" x 12'2" (3.15m x 3.7m) Both Max

Dressing Room 9'2" x 5'10" (2.8m x 1.78m)

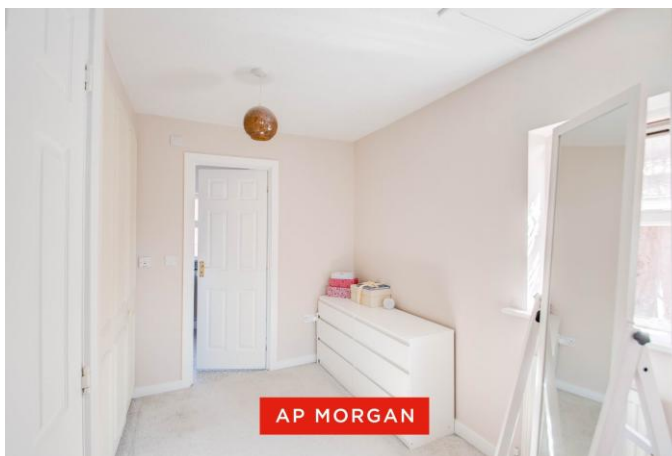
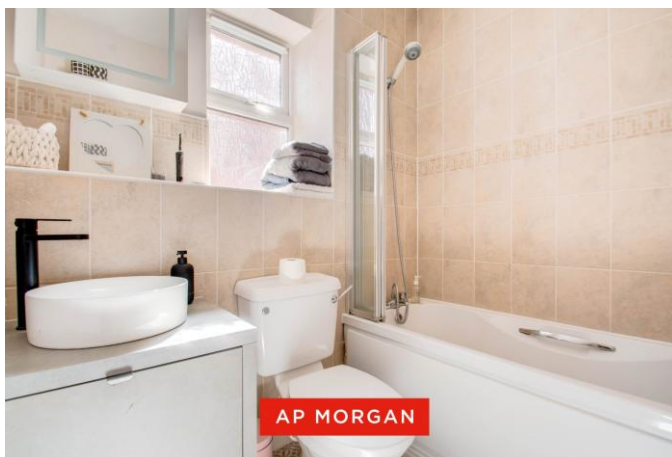
En-suite 5'10" x 12'2" (1.78m x 3.7m) Both Max

**EPC Rating:** B

**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](http://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.

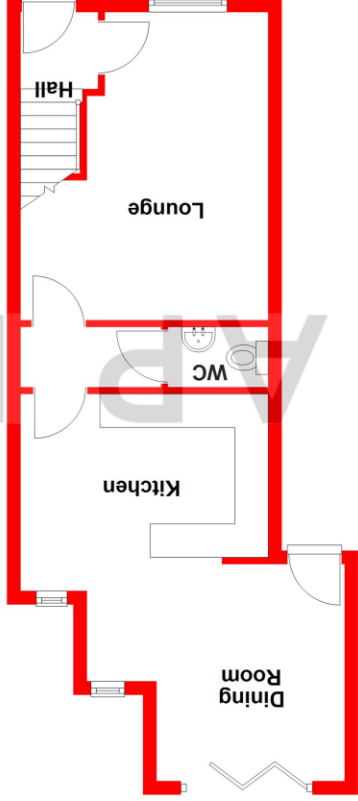
### Need a solicitor?

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.

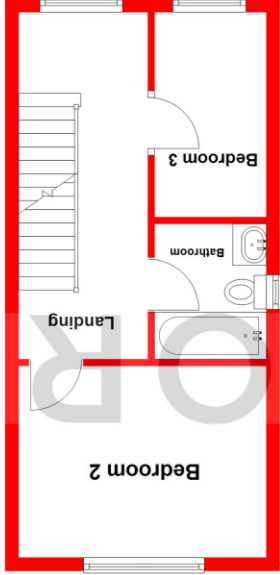
### Identity Checks

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.

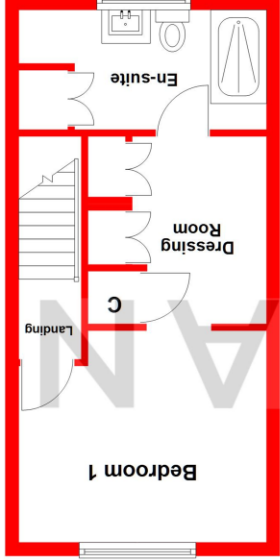
Ground Floor  
Approx: 41.8 sq. metres (449.6 sq. feet)



First Floor  
Approx. 29.8 sq. metres (320.9 sq. feet)



Second Floor  
Approx. 29.4 sq. metres (316.3 sq. feet)



Total area: approx. 101.0 sq. metres (1086.8 sq. feet)

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 mis-statement. 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 Planlup.

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.