

**AP MORGAN**



**Chatham Road, Birmingham, West Midlands**  
Offers in the region of £200,000



### Features:

- Perfect Invest Opportunity
- Central Northfield Location
- Gas Centrally Heated & Double Glazed
- Three Good Sized Rooms
- Freehold Terraced Home
- Stone's Throw from the High Street
- Close to Shops, Eateries & Amenities
- Excellent Public Transport Links

### Description:

**BEING SOLD WITH TENANTS IN SITUE!**

This property is situated in the central and well-established location of Northfield, this good condition three bedroom terraced home offers well-proportioned and versatile accommodation arranged over two floors. The property is ideally suited to first-time buyers and investors alike, providing generous living space and excellent access to local amenities.

### Approach

The property is approached directly from the public pavement, leading to the main entrance.

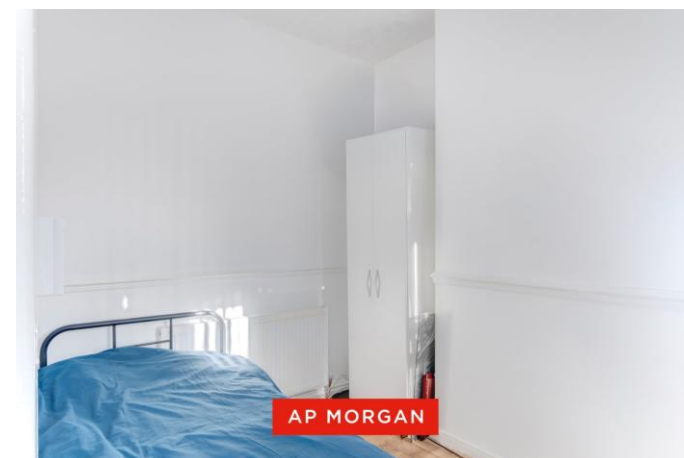
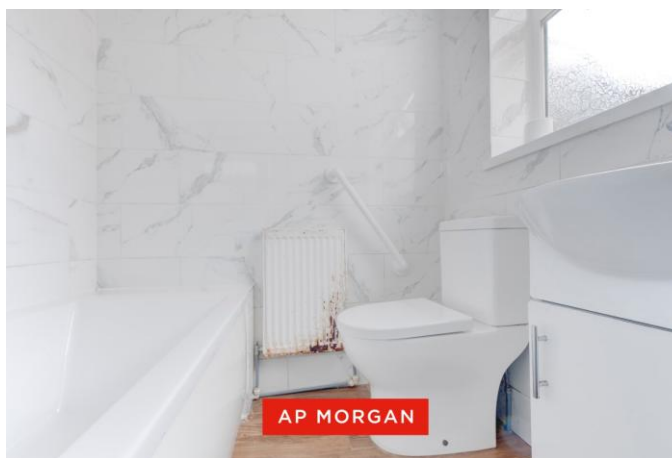
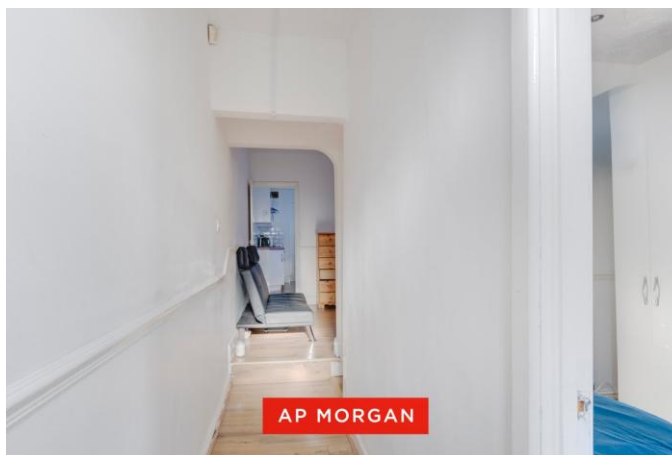
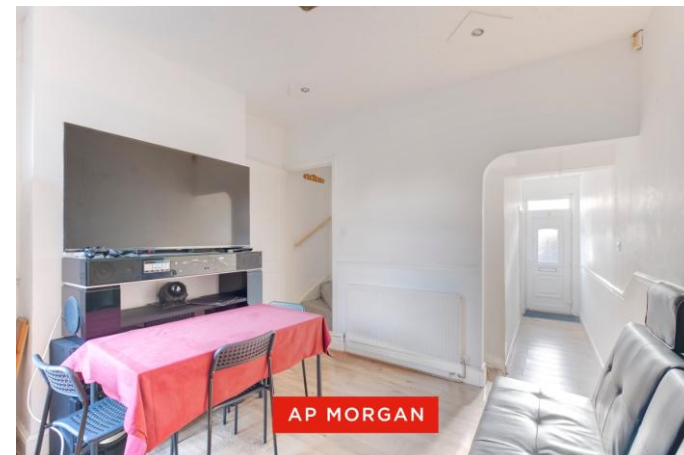
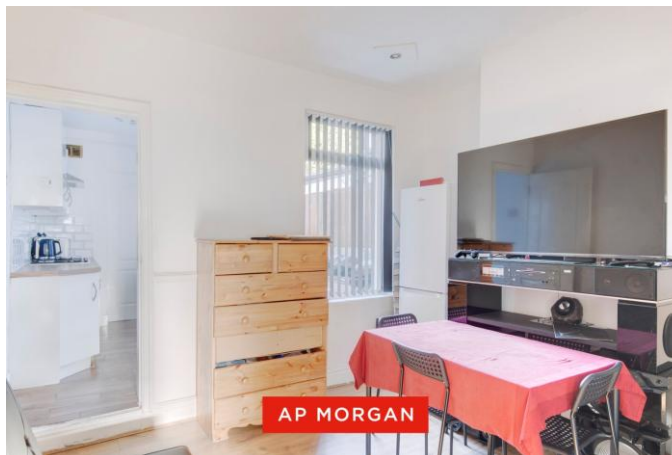
### Accommodation

Once inside, the interior briefly comprises a welcoming entrance hall leading through to a front reception room, offering a flexible space that could be used as a dining room, home office or second sitting room. To the rear is a spacious living room providing an excellent area for everyday living. The fitted kitchen is located beyond, offering ample storage and worktop space, with access to the ground floor bathroom which completes the accommodation on this level.

To the first floor, the landing provides access to three well-proportioned bedrooms, including a generous main bedroom, along with additional storage.

### Condition

The property is presented in good condition throughout and offers a practical layout with scope for modernisation or personalisation to suit individual needs.



### Outside

Externally, the property benefits from a private rear garden, ideal for outdoor activities and entertaining, with plenty of potential to redesign or landscape.

### Location

Occupying a highly convenient position, the property is within proximity to Northfield High Street, local schools and a wide range of shops and amenities. Excellent public transport links are readily available, along with easy access to the main motorway networks, making this an ideal home for commuters.

### Details:

#### Hall

**Reception Room** 13'4" x 7'9" (4.06m x 2.36m) Both Max

**Living Room** 11'1" x 11'4" (3.38m x 3.45m) Both Max

**Kitchen** 9'4" x 5'10" (2.84m x 1.78m)

**Bathroom** 6'3" x 5'8" (1.9m x 1.73m)

#### Landing

**Bedroom 1** 11'10" x 14'11" (3.6m x 4.55m) Both Max

**Bedroom 2** 11'2" x 9'9" (3.4m x 2.97m)

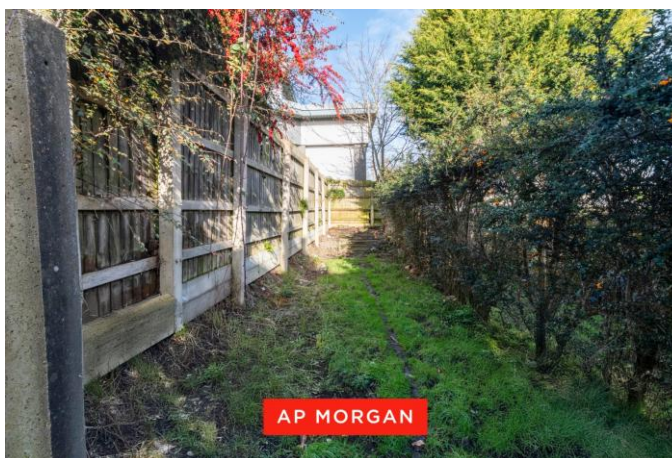
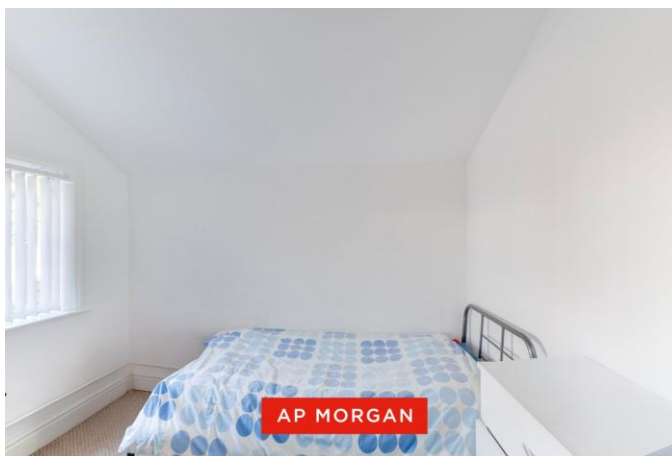
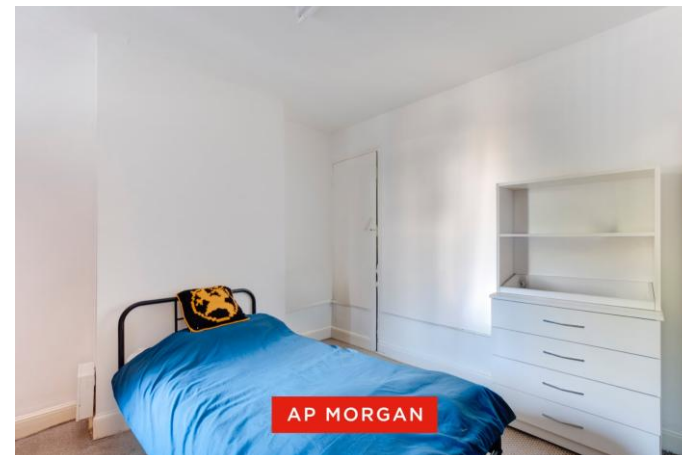
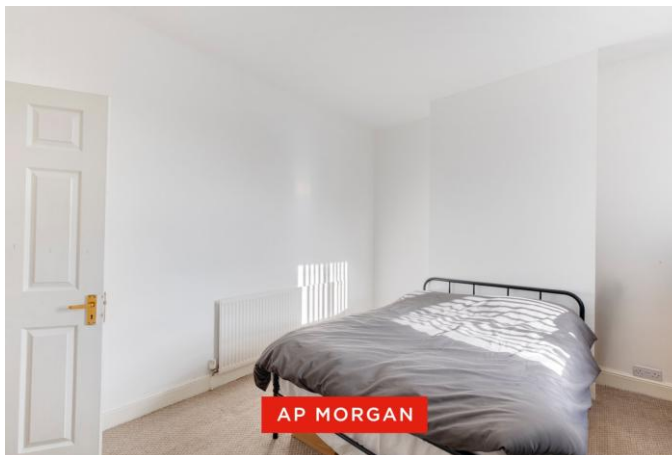
**Bedroom 3** 9'3" x 7'1" (2.82m x 2.16m)

**EPC Rating:** D

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

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





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Plan produced using Planlup.

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