

AP MORGAN



Norrington Road, Birmingham
Asking Price £220,000

Features:

- Beautifully presented, three bedroom, mid terraced house
- Perfect for first time buyers
- Two double & one single bedrooms
- Generous lounge
- Spacious, open plan kitchen/diner
- Ground floor WC
- Contemporary family bathroom
- Low maintenance rear garden
- Off street parking
- Prime positioning for amenities

Description:

This beautifully presented three bedroom mid-terraced house is perfect for first time buyers. Presenting a generous lounge, spacious open plan kitchen/diner, ground floor WC, two double and one single bedrooms, a contemporary family bathroom, low maintenance rear garden, off-street parking, and prime positioning for amenities.

Approaching the property there is a block paved drive which allows space for parking multiple vehicles with front access to the hall and rear garden access through an alley.

Entering the hall there is space for removing outdoor footwear and jackets with immediate access to the generous lounge which presents space for multiple suites and freestanding furniture and is well illuminated from the front facing bay window giving panoramic views of the front drive. The spacious, open plan kitchen/diner is newly fitted presenting ample counterspace with an integral electric oven, five ring burner gas hob, sink with drain and space/plumbing for freestanding appliances. The dining area hosts space for a large dining table and chairs with rear garden access through double french doors and single door in the kitchen. The ground floor is completed by WC accessed from the dining room.

Ascending to the first floor, Bedroom One is a large double looking to the rear aspect, Bedroom Two is similarly a large double with an integral cupboard, looking to the front. Bedroom Three is the single of the property also looking to the front, currently being used as a study. The family bathroom is contemporary presenting a washbasin, WC and bath/shower.

The rear garden opens to a paved patio offering space for freestanding garden furniture and external storage. This continues to a gravel lawn with raised planting beds creating a low maintenance garden which is bordered by wooden panel fencing. The garden is completed by a wooden shed which gives additional storage.



This property boasts an excellent location in Northfield. Located in a residential area, the property benefits from proximity to local shops and amenities. Nearby Northfield town centre, Longbridge town centre, and Rubery Great Park feature a wide range of local amenities, shops, restaurants, bars and entertainment. The property is also conveniently positioned 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:

Hall

Living Room 12' x 11'10" (3.66m x 3.6m)

Kitchen/Dining Room 20'7" x 15'3" (6.27m x 4.65m) Both Max

Ground Floor WC 4'10" x 3'1" (1.47m x 0.94m)

Landing

Bedroom One 13' x 9'4" (3.96m x 2.84m)

Bedroom Two 12'11" x 9'4" (3.94m x 2.84m) Both Max

Bedroom Three 9'3" x 7'5" (2.82m x 2.26m)

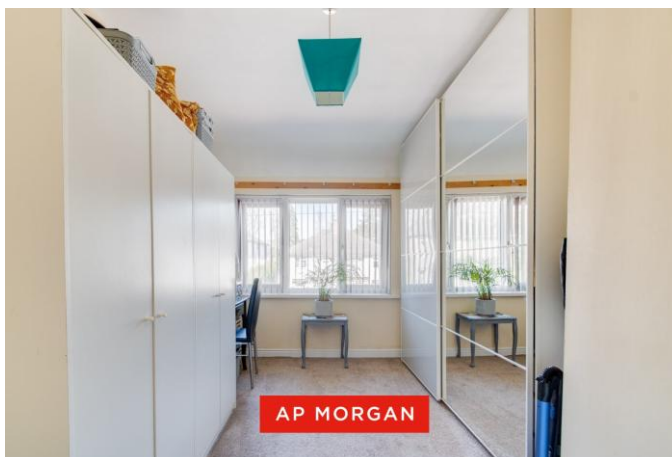
Bathroom 7'4" x 7'4" (2.24m x 2.24m)

EPC Rating: C

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.



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?

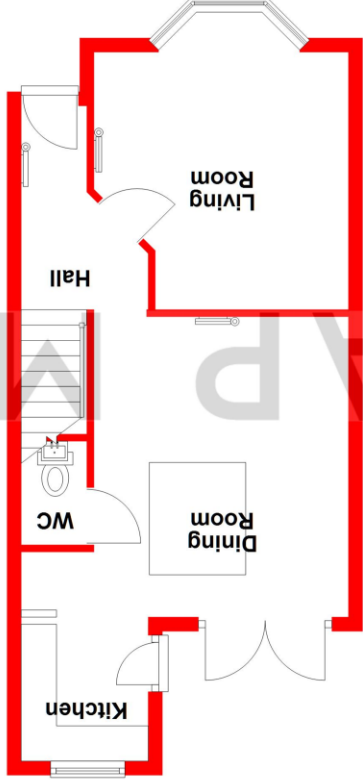
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

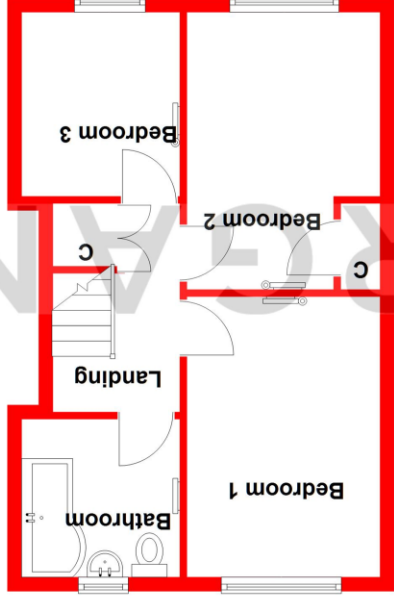
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



Approx. 40.3 sq. metres (433.4 sq. feet)



Approx. 40.3 sq. metres (434.1 sq. feet)

Total area: approx. 80.6 sq. metres (867.5 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 PlanUp.

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