

AP MORGAN



Cedar Drive, Northfield
Asking Price £435,000

Features:

- Beautifully presented four-bedroom detached house
- Exciting opportunity for large and growing families
- Two double & two single bedrooms
- Spacious lounge
- Large breakfast kitchen
- Substantial family room
- Utility
- Comfortably sized playroom
- Generously sized conservatory
- Family bathroom
- En-suite shower room
- Off-street parking
- Prime positioning for amenities

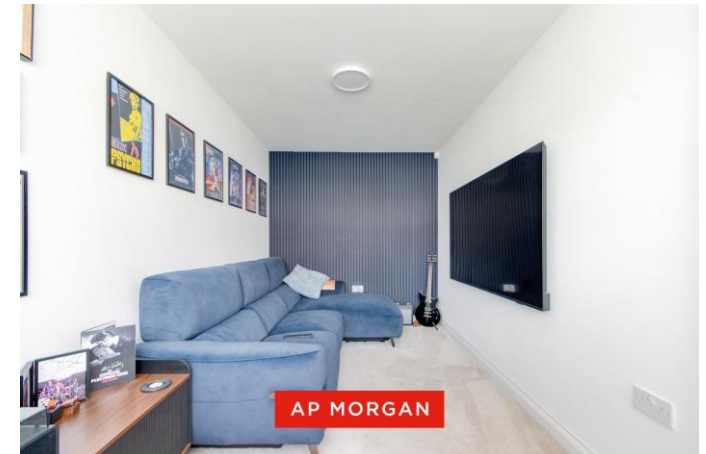
Description:

This beautifully presented, four-bedroom detached house in Northfield is an exciting opportunity for large and growing families presenting a spacious lounge, large breakfast kitchen, substantial family room, comfortably sized playroom, generously sized conservatory, family bathroom, en-suite shower room, off-street parking and is in a prime position for amenities.

Approaching the property, there is a block paved drive providing space for parking multiple vehicles offering access to the front door and rear access to the garden through a side gate. The front drive is completed by a planting area with a mature tree.

Entering the property to the hall, there is ample room for removing outdoor footwear and jackets. The spacious lounge is accessed from the hall and presents space for multiple suites; a rear bay window helps to illuminate the room and offers panoramic views of the rear garden. The comfortably sized playroom is accessed from the lounge and offers room for freestanding furniture with potential for hosting a dining table. The conservatory is bright and gives additional room for storage and multiple suites, offering panoramic views of the rear garden and clear views of the sky through double glazed windows. The breakfast kitchen is large and is accessed from the main hall, presenting ample counterspace with an integral electric oven, gas hob, sink with drain, breakfast counter and space/plumbing for freestanding appliances. The utility is accessed from the kitchen and gives additional counterspace alongside space/plumbing for freestanding appliances and rear garden access to the side alley. The family room is substantial and allows plenty of room for multiple suites. The ground floor is completed by an understairs WC.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the front aspect with an integral storage cupboard and modern en-suite shower room hosting a washbasin, WC and shower. Bedroom Two is an additional large double looking to the front, similarly, including integral storage. Bedroom Three is a single looking to the rear and presenting full



length integrated wardrobes, Bedroom Four is the final single also looking to the rear. The family bathroom is contemporary and presents a washbasin, WC and bath with shower area.

The garden opens to a block paved patio area perfect for garden furniture and external storage. There is a lawn of artificial grass which gives access to the powered wooden outbuilding, currently being used as a bar. The garden is completed by wooden panel fencing.

The property is in prime positioning for amenities and is accessible for a choice of schooling, private nursery, convenience store and halfway between Northfield and Longbridge railway stations and shopping centres. Good road transport links to M42 and surrounding areas.

Details:

Entrance Hall

Lounge 11'7" x 14'6" (3.53m x 4.42m) Both Max

Kitchen/Breakfast Room 12'3" x 8'4" (3.73m x 2.54m) Both Max

Utility Room 5'2" x 8'4" (1.57m x 2.54m)

Family Room 15'3" x 7'7" (4.65m x 2.3m)

Play Room 9'7" x 8'4" (2.92m x 2.54m)

Conservatory 9'9" x 9'2" (2.97m x 2.8m)

Ground Floor WC 5'3" x 2'9" (1.6m x 0.84m)

Landing

Bedroom One 12'2" x 11'9" (3.7m x 3.58m) Both Max

Bedroom Two 15'4" x 7'4" (4.67m x 2.24m) Both Max - 11'1 to Wardrobes

Bedroom Three 9'10" x 8'4" (3m x 2.54m) Both Max - 6'4 to Wardrobes

Bedroom Four 10'10" x 7'10" (3.3m x 2.4m) Both Max

Bathroom 7'5" x 6'5" (2.26m x 1.96m)

EPC Rating: D

Council Tax Band: E (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?

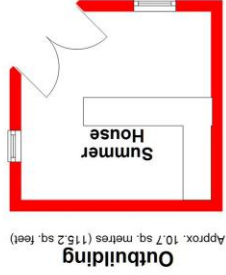
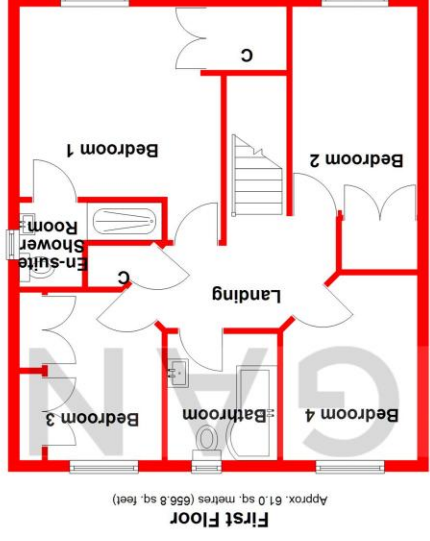
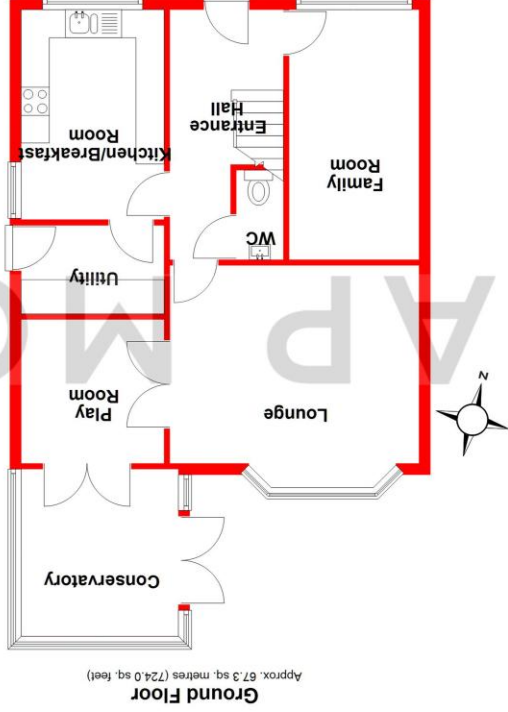
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 139.0 sq. metres (1496.0 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.

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.