

AP MORGAN



Mill Lane, Northfield
Asking Price £425,000

Features:

- Beautifully presented, characterful, three-bedroom detached house
- Exciting opportunity for large and growing families
- A spacious lounge
- Generously sized breakfast kitchen
- Utility
- Ground floor WC
- One double & two single bedrooms
- Large family bathroom
- Conservatory
- Vast and verdant rear garden
- Off-street parking
- Prime positioning for amenities

Description:

This beautifully presented, characterful, three bedroom detached house in Northfield, Birmingham, is an exciting opportunity for large and growing families, presenting: a spacious lounge, generously sized breakfast kitchen, a utility, ground floor WC, one double and two single bedrooms, a large family bathroom, conservatory, a vast and verdant rear garden, off-street parking and is in prime positioning for amenities.

Approaching the property there is a substantial tarmac drive hosting space for parking multiple vehicles, with front access to the hall and rear garden access through a side gate. Additionally, the drive is bordered by a front brick wall and grass-laid lawn to the side, offering ample space for planting.

Entering the property to the hall, there is space for removing outdoor footwear and jackets with a walk-in under-stair cupboard, immediately accessible. The lounge is spacious and hosts space for multiple suites, a gas fireplace, and is well illuminated from a front-facing bay window which gives panoramic views of the front garden and drive. The conservatory is accessed from the lounge and offers space for a dining table and chairs alongside rear garden access through double French doors.

The breakfast kitchen is generously sized presenting an integral sink, central breakfast island and space for a range cooker. Additionally, it hosts rear garden access through a single French door. The utility is accessed from the kitchen and offers space/plumbing for freestanding appliances, while also hosting additional counter space and cabinetry. The ground floor WC presents a wash basin and WC and is accessed from the utility. The ground floor is completed by a large double garage accessed externally from a side door or the front facing garage door.

Ascending to the first floor, the landing presents Bedroom One, which is a large double looking to the front aspect through a bay window. This helps to illuminate the room well and offers panoramic views of the front garden and drive. There is plenty of space for a double bed and freestanding furniture, with a



storage corridor accessed through doors either side of the bedroom. Bedroom Two is a large single also looking to the front aspect and Bedroom Three is a single bedroom in the dormer room which looks to the rear. The family bathroom is large and presents a washbasin, WC, bath and shower with ample space for freestanding furniture.

Entering the rear garden to a paved patio, there is plenty of room for garden furniture and external storage. The patio spans the full width of the property allowing side access to the garage and access to a freestanding shed. Continuing to a sprawling and well-maintained grass laid lawn there is opportunity for planting and space for outdoor activities. The rear garden is completed by a gravel patio at the bottom of the garden which is perfect for erecting an outbuilding or using as a secondary patio.

Details:
Hall

Lounge 11'11" x 18'10" (3.63m x 5.74m) Both Max

Kitchen/Breakfast Room 11' x 12'4" (3.35m x 3.76m) Both Max

Utility Room 5'5" x 6' (1.65m x 1.83m)

Ground Floor WC 5'5" x 2'7" (1.65m x 0.79m)

Conservatory 9'3" x 10'8" (2.82m x 3.25m) Both Max

Garage 14'11" x 9'3" (4.55m x 2.82m)

Landing

Bedroom One 12'10" x 10'10" (3.9m x 3.3m) Both Max

Bedroom One Storage 11'9" x 3'10" (3.58m x 1.17m)

Bedroom Two 10'7" x 9'1" (3.23m x 2.77m)

Bedroom Three 4'4" x 7'2" (1.32m x 2.18m)

Family Bathroom 8'8" x 9'1" (2.64m x 2.77m)

EPC Rating: To be confirmed

Council Tax Band: D (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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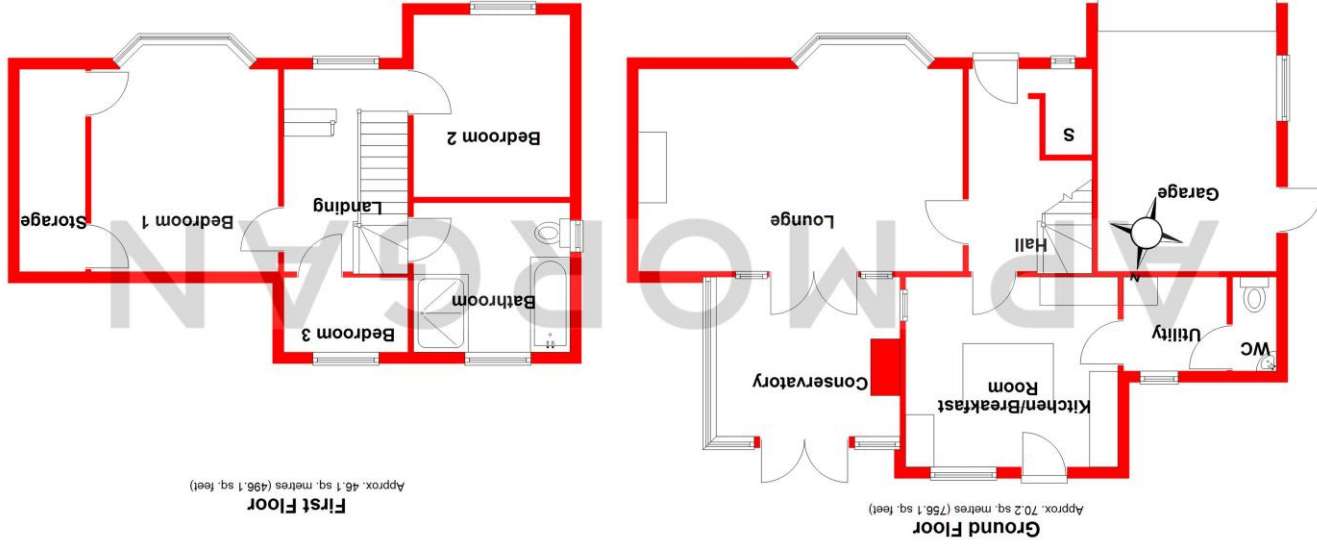
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Total area: approx. 116.3 sq. metres (1252.2 sq. feet)

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Plan produced using PlanUp.

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