

AP MORGAN



Norman Road, Northfield
Asking Price £560,000

Features:

- Beautifully presented, extended, five bedroom, semi detached family home in Northfield
- Exciting opportunity for large and growing families
- Five double bedrooms
- Spacious living room presenting space for multiple suites
- Large reception room currently used as a play room
- Substantial, extended, fitted kitchen/diner with integral appliances, breakfast island and bifold doors to the rear patio
- Utility room offering additional counterspace and plumbing for freestanding appliances
- Garage and externally accessed store room
- Modern fitted family bathroom
- En-suite shower room
- Well positioned for amenities and public transport links including local train station
- Well maintained, verdant and versatile south facing garden
- Double drive for multiple vehicles
- Vast loft space for additional storage

Description:

Five bedrooms. Two reception rooms. One home that just makes sense.

This beautifully presented, extended semi detached family home on Norman Road in Northfield has been designed to flex around whatever family life throws at it. Early interest is expected on this one, so a call to the office to arrange a viewing is well worth making.

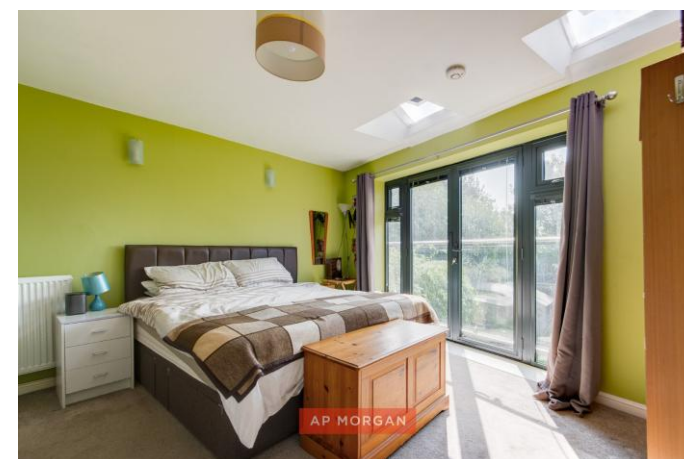
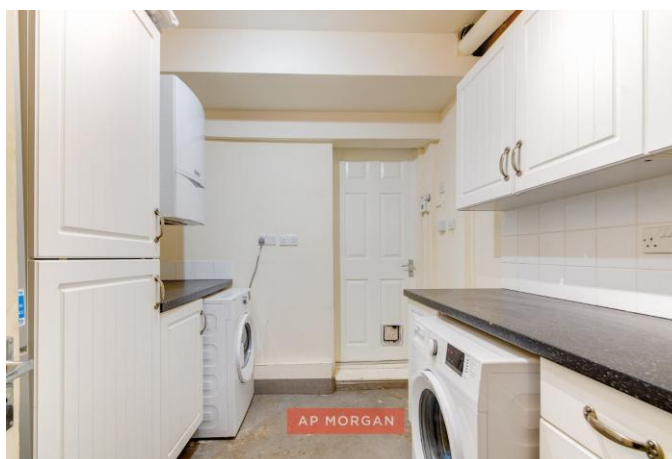
The generous entrance hall provides a welcoming and utilitarian space while still hosting plenty of style and character, the spacious living room offers enough room for multiple suites of furniture, making it easy to picture movie nights, playtime and everything in between happening in the same space. There is also a large reception room, currently used as a play room, giving you a second sitting room, a home office, or a snug, whatever suits your household best.

The kitchen/diner is where this home really comes into its own. It has been substantially extended and fitted with integral appliances, a breakfast island for morning coffee or homework at the counter, and bifold doors that open straight onto the rear patio, blurring the line between inside and out on warmer days. A separate utility room adds extra counterspace and plumbing for freestanding appliances, keeping the main kitchen clear and clutter free.

Practical storage has not been overlooked either. There is a garage, an externally accessed store room, and a vast loft space that offers plenty of scope for additional storage or, subject to the usual consents, further development.

Upstairs, five double bedrooms are served by a modern fitted family bathroom and an en-suite shower room, giving busy households a bit of breathing space in the morning routine.

Outside, a double drive provides parking for multiple vehicles, while the south facing garden is well maintained, lush and versatile, equally suited to summer barbecues, quiet mornings with a coffee, or space for the children and pets to play.



The location does plenty of the heavy lifting too. Northfield is well positioned for local amenities and public transport links, including the local train station, making the daily commute or a trip into the city straightforward.

If you are searching for a family home with genuine room to grow, this one deserves a look. Contact us today to arrange your viewing before it is gone.

Details:

Porch

Hall

Reception Room 12'6" x 8' (3.8m x 2.44m) Both Max

Living Room 17'8" x 11'3" (5.38m x 3.43m)

Kitchen/Diner 14'1" x 22'1" (4.3m x 6.73m)

Utility Room 9'7" x 7'7" (2.92m x 2.3m)

Garage 6'2" x 7'7" (1.88m x 2.3m)

Ground Floor WC 5'8" x 2'7" (1.73m x 0.79m)

Store 4'6" x 7'3" (1.37m x 2.2m)

Landing

Bedroom One 10'11" x 15'6" (3.33m x 4.72m) Both Max

Ensuite Shower Room 4'6" x 8'3" (1.37m x 2.51m)

Bedroom Two 13'3" x 9'10" (4.04m x 3m)

Bedroom Three 12'10" x 9'10" (3.9m x 3m)

Bedroom Four 8'7" x 10'8" (2.62m x 3.25m)

Bedroom Five 9'4" x 8' (2.84m x 2.44m)

Family Bathroom 8'4" x 7'11" (2.54m x 2.41m) Both Max

EPC Rating: To be confirmed

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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

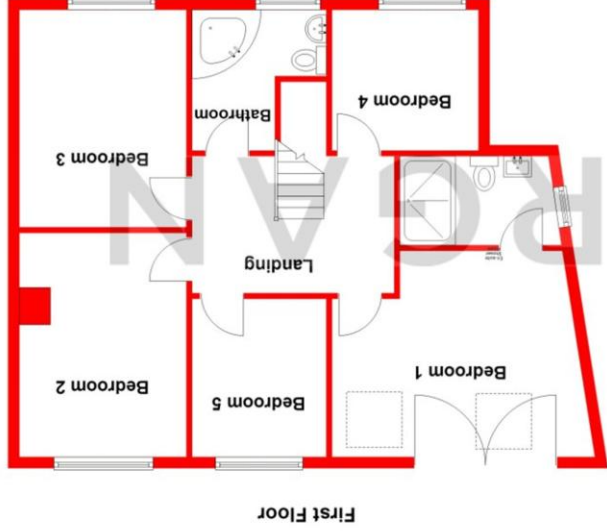
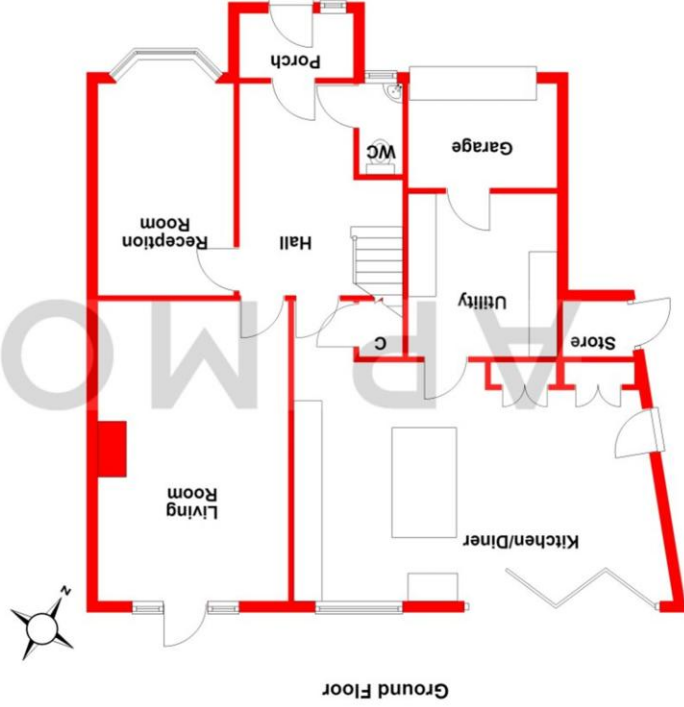
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 165.3 sq. metres (1779.7 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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