

AP MORGAN



Church Hill, Northfield
Asking Price £300,000

Features:

- Three-bedroom semi-detached family home
- Spacious open-plan lounge and dining room
- Front facing bay window with gas fireplace
- Generous, fitted kitchen with plentiful counter space
- Useful lean-to storage space
- Ground floor WC
- Shower room
- Paved rear patio leading to raised lawn
- Outbuilding for external storage
- Off-street parking for multiple vehicles
- Within easy reach of local schools, including St Lawrence
- Close to Northfield High Street and Longbridge Shopping Park
- Excellent transport links, with bus routes and train station a short walk away
- Popular, well established residential road

Description:

They spent forty years in Australia. This was the first house they looked at, and it was the one.

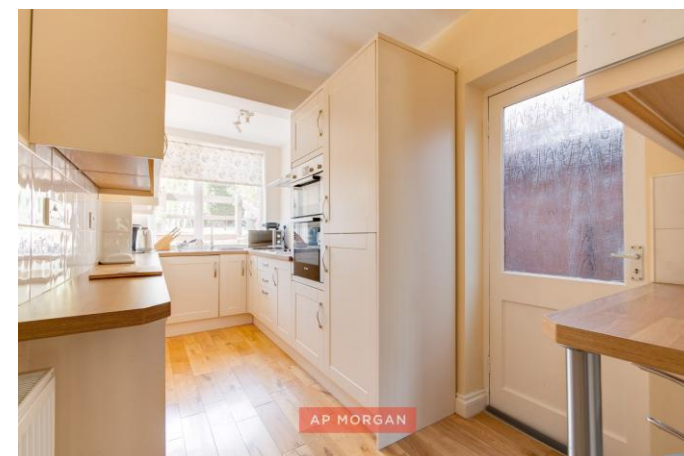
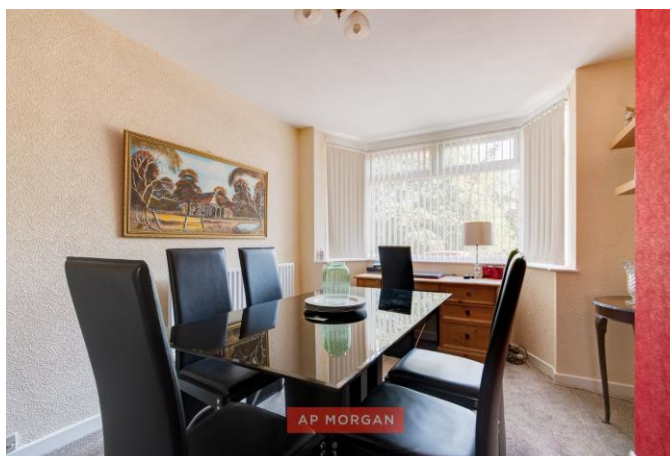
Set on one of Northfield's best-loved streets, this three-bedroom semi-detached home has been cared for and quietly improved over the years, and it shows. With off-street parking for several cars, a generous rear garden with its own outbuilding, and a location that puts you within easy reach of Longbridge Shopping Park, local schools and the train station, it's a home that works as hard as it looks good. Inside, a spacious open-plan lounge and dining room with a bay window and gas fireplace sits at the heart of it all, alongside a well-fitted kitchen with plenty of counter space to spread out in.

We asked them what made them buy it...

"At first sighting, we realised this was the house for us. It was the neighbourhood and the road that did it. Honestly, it's the best street in the area. There are beautiful trees, a real pleasure to look out at all day. We're so close to everything too. The Stone pub has a lot of history to it, and the park and shops are an easy walk from the door. St Lawrence is right nearby for schooling, and with the bus and train practically on the doorstep, getting around has never been a problem. There are several local clubs as well, so it never feels like you're on your own here. This was the first home we looked at after spending forty years in Australia. It's so very special, warm and cosy."

What about the house itself?

"We've done both renovation and remodelling over the years, including a new kitchen, and it's made such a difference. The lounge is where we spend most of our time.



That outlook is beautiful, and it's the one thing about this house we've never stopped loving. It's actually the feature that always gets a reaction from guests, the way the lounge looks straight out to the garden. It's a relaxing space, cool in summer and warm in winter, and it really is a loving, warm house."

Our agents say...

There's a lot to love here beyond what the current owners have told us. The open-plan lounge and dining room gives real flexibility for family life or entertaining, and that bay window with the gas fireplace makes for a proper focal point on a winter evening. Outside, the paved patio steps up to a raised lawn with an outbuilding for extra storage, ideal for anyone who wants a garden that's genuinely usable rather than just for looking at. And with off-street parking for multiple vehicles, plus Northfield High Street, local schools, buses and trains all within easy reach, this is a home that ticks the practical boxes as well as the emotional ones. Perfect for a couple after space and quiet, or anyone who wants to put down roots on a street people don't tend to leave. Get in touch and we'll happily show you around.

Details:

Porch

Ground Floor W/C

Entrance Hall

Living Room 5.77 x 3.09

Dining Room 3.76 x 3.09 Max into bay

Kitchen 4.55 x 1.87

First Floor Landing

Bedroom One 3.78 x 3.26

Bedroom Two 3.09 x 3.77 Max incl wardrobes

Bedroom Three 2.10 x 1.87

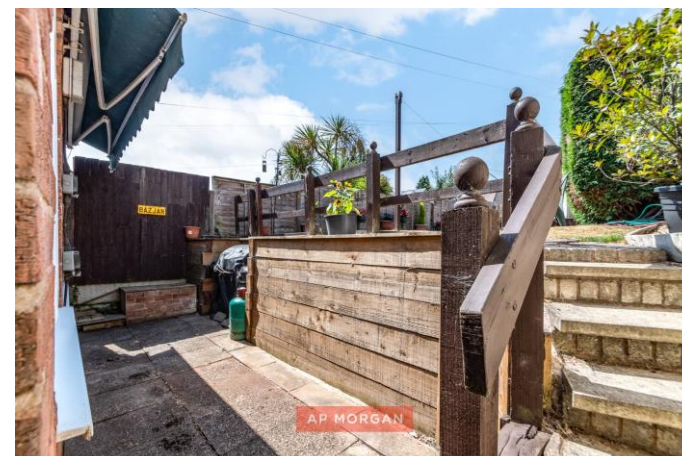
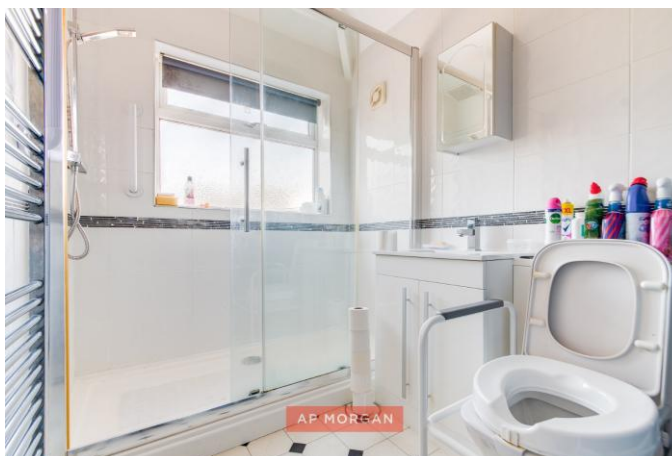
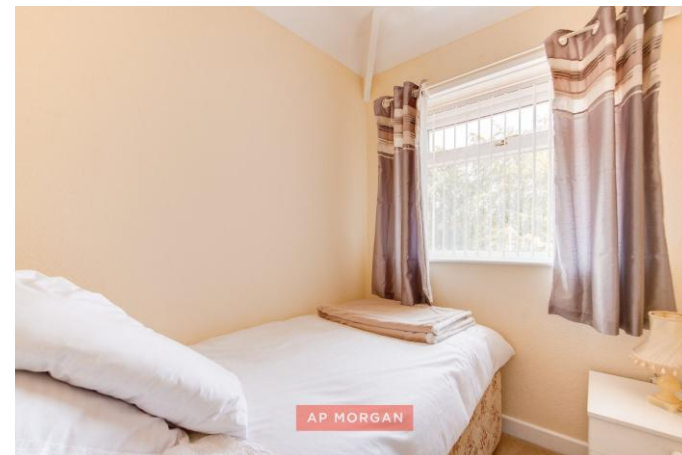
Shower Room 2.68 x 1.71

EPC Rating: C

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.

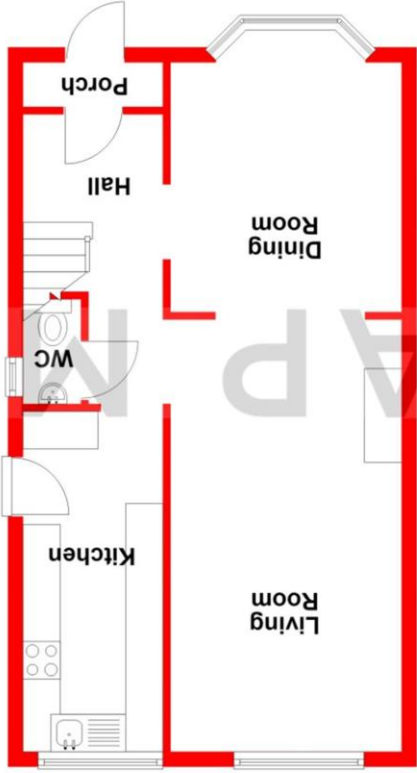
Need a solicitor?

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.

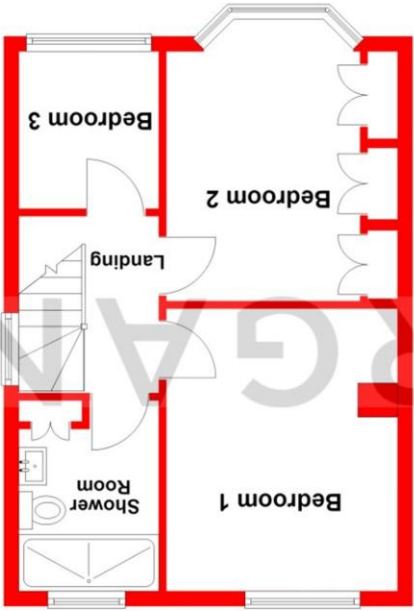
Identity Checks

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.

Ground Floor



First Floor



Total area: approx. 84.1 sq. metres (905.5 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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