

An aerial photograph of a semi-detached house with a red brick exterior and a brown tiled roof. The house features a white front door, a large white bay window on the left, and a white dormer window on the right. A gravel driveway leads to a white double garage. The property is surrounded by a dark fence, with a large green bush on the left and a lawn area on the right. Other houses are visible in the background.

AP MORGAN

Kingswood Road, Northfield, Birmingham
Asking Price £240,000

Features:

- Semi Detached Family Home in Northfield
- Two Bedrooms, One Bathroom
- Bright Rear Extension to Ground Floor
- Decorated Throughout by the Current Owner
- New Glow-Worm Boiler Fitted Last Year
- Large Garage with EV Charging Point
- Landscaped Rear Garden
- Close to Good Local Schools & Road Networks

Description:

Big, bright, and beautifully extended. This Kingswood Road home has been done right.

Set in a popular pocket of Northfield with all the local amenities and schools you could want close by, this semi-detached two-bedroom home has been well decorated throughout and comes with a landscaped rear garden, a large garage, and an EV charging point ready to go. It's a genuinely well cared for home with a standout rear extension that changes the whole feel of the ground floor. Guide price £240,000.

We asked them what made them buy it...

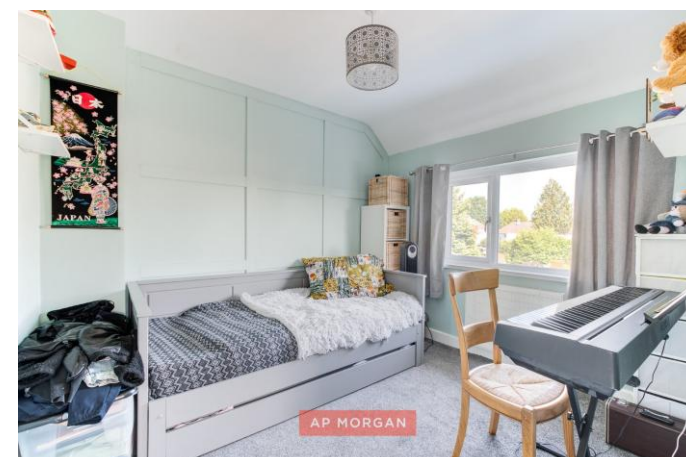
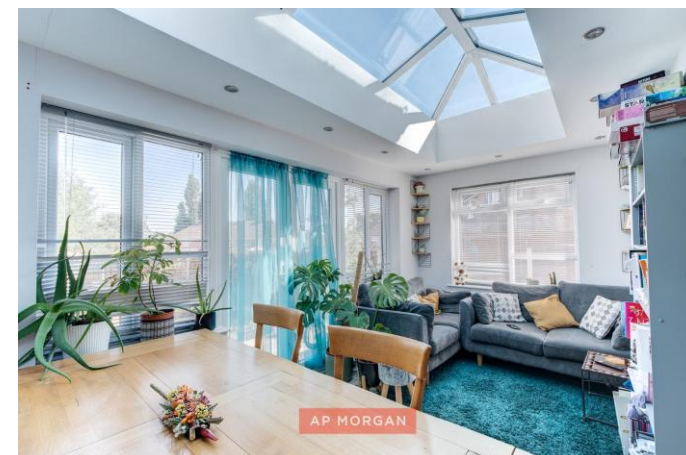
"I loved the big and bright rear extension. It just gave the whole house a different feel, so much more light and space than a typical house this size. It's a great location too, everything you need is close by, and the road links make getting around so easy."

What about the house itself?

"I've fitted a brand-new Glow worm last year as well as an EV charger, so that's real peace of mind for whoever moves in next. I decorated throughout too, so it's genuinely ready to just move into. The kitchen has plenty of storage, and the garage is a great size, really useful for parking or storage. It's been a lovely home."

Our agents say...

This is a home that ticks the boxes buyers actually care about. The reception room at the front gives you a lovely separate space to relax in, while the kitchen/dining room and living room flow through to that bright rear extension the current owners love so much, ideal for family life or entertaining.



Both bedrooms upstairs are a great size, and the family bathroom is well proportioned too. Outside, the large garage is perfect for parking, storage, or that work-from-home space, and with an EV charging point already fitted, you're set up for the future. A brand-new Glow-worm boiler fitted last year means one less thing to worry about, and the landscaped rear garden gives you a lovely spot to enjoy the summer.

With good local schools nearby, including Albert Bradbeer Primary Academy and Colmers School & Sixth Form College, plus great road networks for commuting, this represents genuinely great value for money. Get in touch to arrange your viewing, homes like this don't come around often.

Details:

Hall

Living Room 12' x 10'10" (3.66m x 3.3m)

Kitchen/Dining Room 15'1" x 9'11" (4.6m x 3.02m)

Reception Room (Rear) 14'11" x 8'3" (4.55m x 2.51m)

Landing

Bedroom 1 12' x 10'10" (3.66m x 3.3m)

Bedroom 2 9'11" x 8'11" (3.02m x 2.72m)

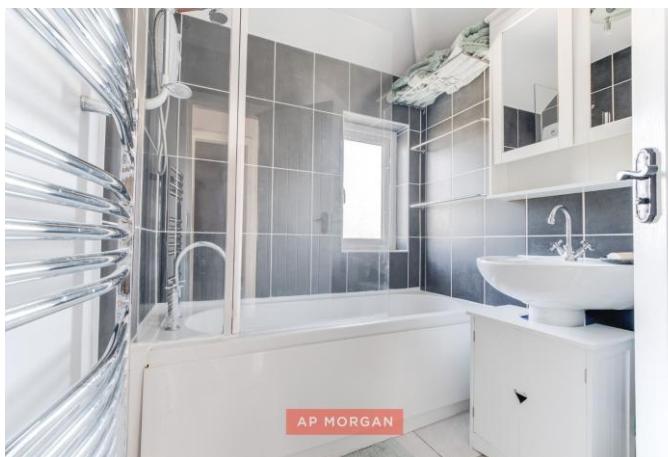
Bathroom 6'8" x 5'11" (2.03m x 1.8m)

EPC Rating: D

Council Tax Band: B (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.

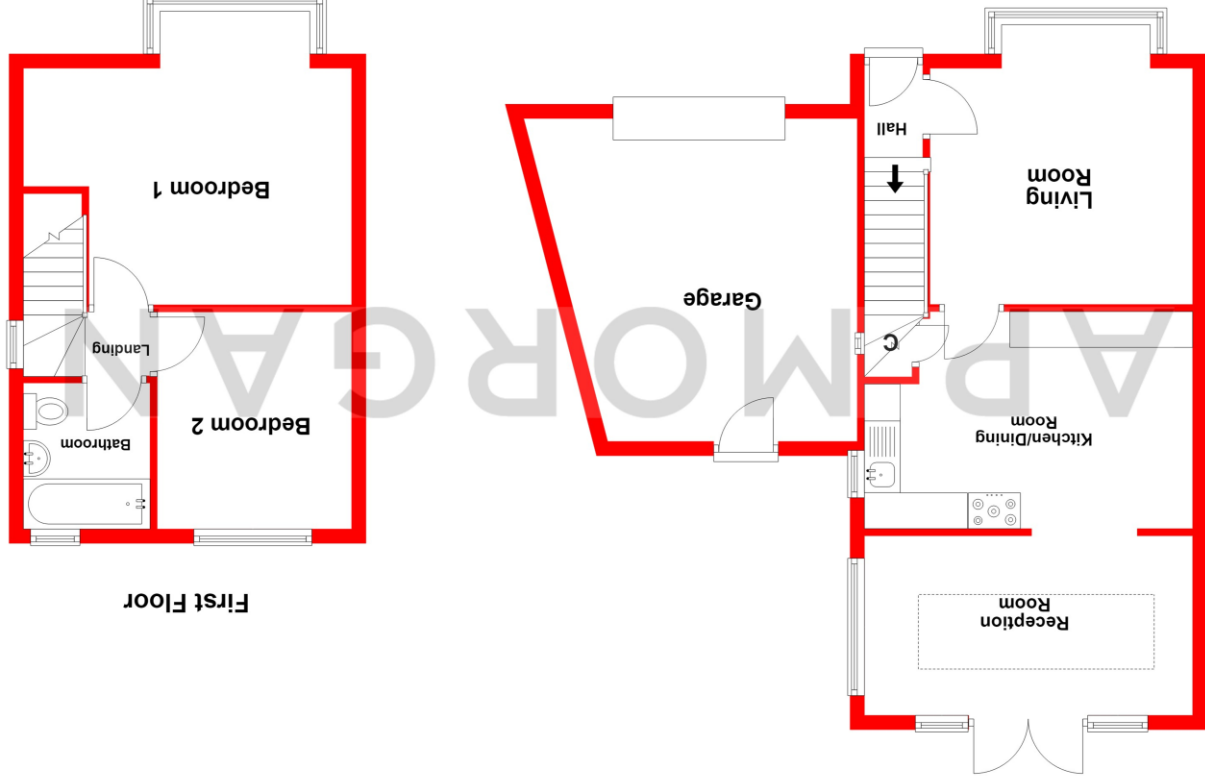
Need a solicitor?

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.

Ground Floor



Total area: approx. 91.2 sq. metres (982.0 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.

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