



AP MORGAN

Topland Grove, Northfield
Asking Price £310,000

Features:

- Detached three-bedroom family home on a quiet, sought-after road in Northfield
- The only detached property on this stretch of road
- Dual aspect lounge with log burning fireplace and front-facing bay window
- Substantial dual aspect kitchen/diner with fitted cabinetry, integral appliances and space for a full dining table
- Two genuine double & one large single bedrooms
- En-suite shower room to bedroom two
- Contemporary family bathroom
- Generous ground floor WC, easily doubling as a cloakroom
- Established rear garden, private and not overlooked, a real haven for local wildlife
- Tandem driveway parking
- Well-insulated build helping keep energy bills down
- Home office space already set up with strong broadband connection
- Fitted wardrobe to principal bedroom
- Short drive to Northfield High Street and Longbridge Shopping Park
- Close to well-regarded local schools
- Easy access to the M5 and M42

Description:

Symmetrical by design. Bathed in light. And wrapped in a wisteria that stops visitors in their tracks.

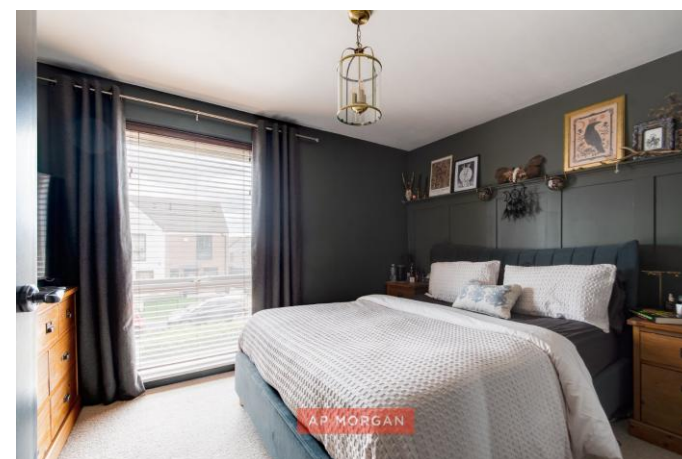
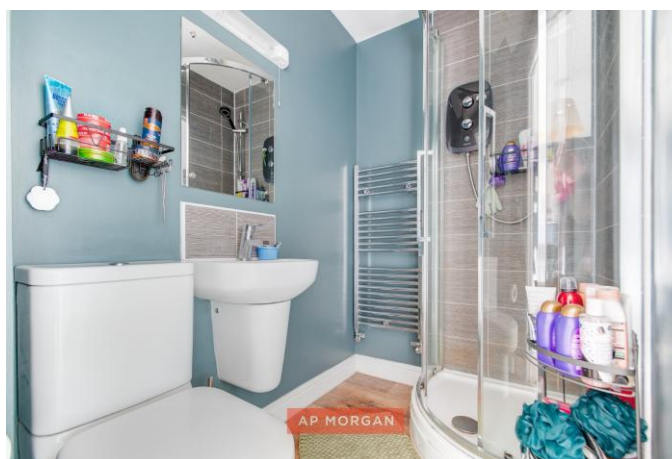
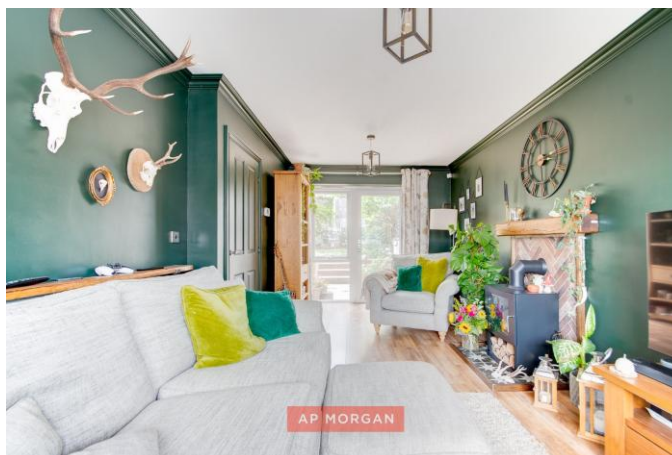
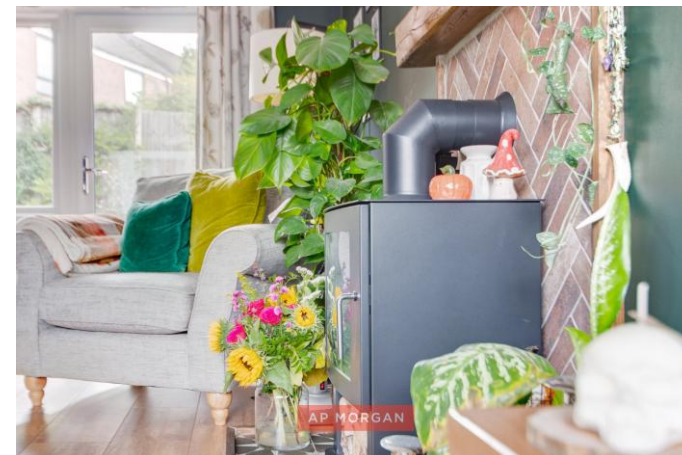
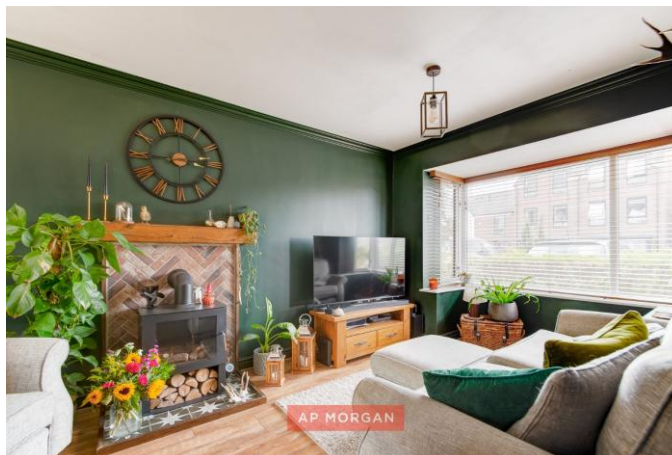
Tucked away on a quiet, established road in Northfield, this detached three-bedroom home offers something surprisingly rare, it's the only one of its kind on the street. Inside, the ground floor stretches the full width of the house front to back, filling the dual aspect lounge and the substantial kitchen diner with light from morning through to evening. Add a fireplace for a freestanding burner, a garden that's become a genuine haven for wildlife, and easy access to Northfield High Street and Longbridge Shopping Park, and you have a home that works just as hard in January as it does in July.

We asked them what made them buy it...

"I loved the size of the house. Plenty of room but it still felt cosy and manageable. I liked the fact the garden isn't overlooked, and the space in the kitchen. Being detached sealed it, it's the only one on this road! The road itself is quiet and friendly, we get on with most of our neighbours, and it feels surprisingly green out here, with country lanes and walks close by."

What about the house itself?

"The symmetry is the thing I've never stopped loving. The rooms downstairs span the entire front and back of the house, so you get light coming in all day, proper double aspect. The living room is cosy in the autumn but bright and breezy in summer, and with the door open it really extends the outside in. We spend most of our time in there, especially with the fire



going in winter. This is definitely an autumnal home, watching the rain on the bay window with the fire lit. And the garden's been a peaceful spot for us to sit and read, entertain, and just watch the wildlife, we get birds, bees, butterflies, even frogs in the pond. The wisteria outside is what everyone comments on the moment they arrive."

Our agents say...

There's a lot packed into this one. Two genuine double bedrooms and a large single, an en-suite to bedroom two, a contemporary family bathroom, and a downstairs WC generous enough to double as a cloakroom. The kitchen diner has room for proper family life, fitted cabinetry, integral appliances, and space for a full-sized dining table, while that dual aspect lounge with its log burner is the kind of room you'll fight over on a Sunday afternoon. Tandem parking, a well-insulated build for lower running costs, a small room already set up as a home office with a strong internet connection, and a fitted wardrobe all add up to a home that's as practical as it is pretty. It's well placed for well-regarded local schools, close to the Rea Valley Route and Hollymoor Park for weekend walks, and only a short hop from the M5 and M42 for commuters. Whether you're buying your first home, growing a young family, or after somewhere that works just as well for the dog as it does the home office, this one deserves a look. Get in touch and we'll arrange a viewing.

Details:

Entrance Hall

Living Room 16'6" x 9'2" (5.03m x 2.8m) Both Max

Kitchen/Diner 16'7" x 10'2" (5.05m x 3.1m)

Ground Floor WC 4'9" x 7'1" (1.45m x 2.16m)

Landing

Bedroom One 9'5" x 9'4" (2.87m x 2.84m) Both Max

En-suite Shower Room 4'1" x 6' (1.24m x 1.83m) Both Max

Bedroom Two 10'10" x 13'6" (3.3m x 4.11m) Both Max

Bedroom Three 8' x 9'5" (2.44m x 2.87m) Both Max

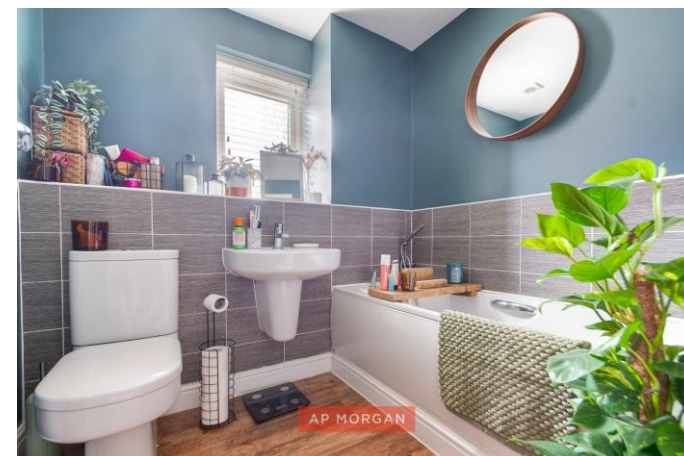
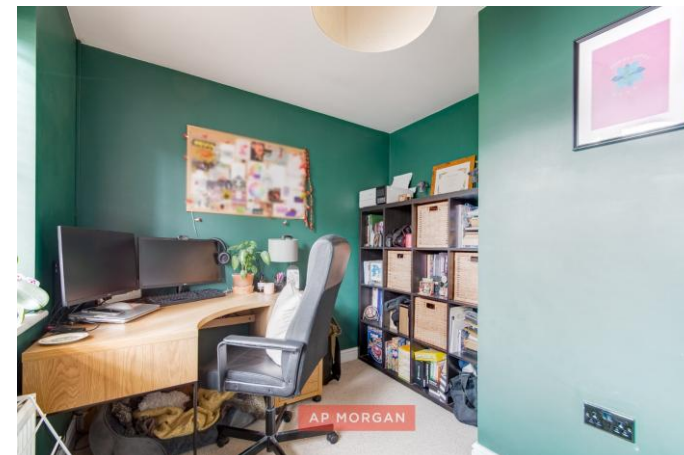
Bathroom 6'11" x 5'7" (2.1m x 1.7m)

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 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?

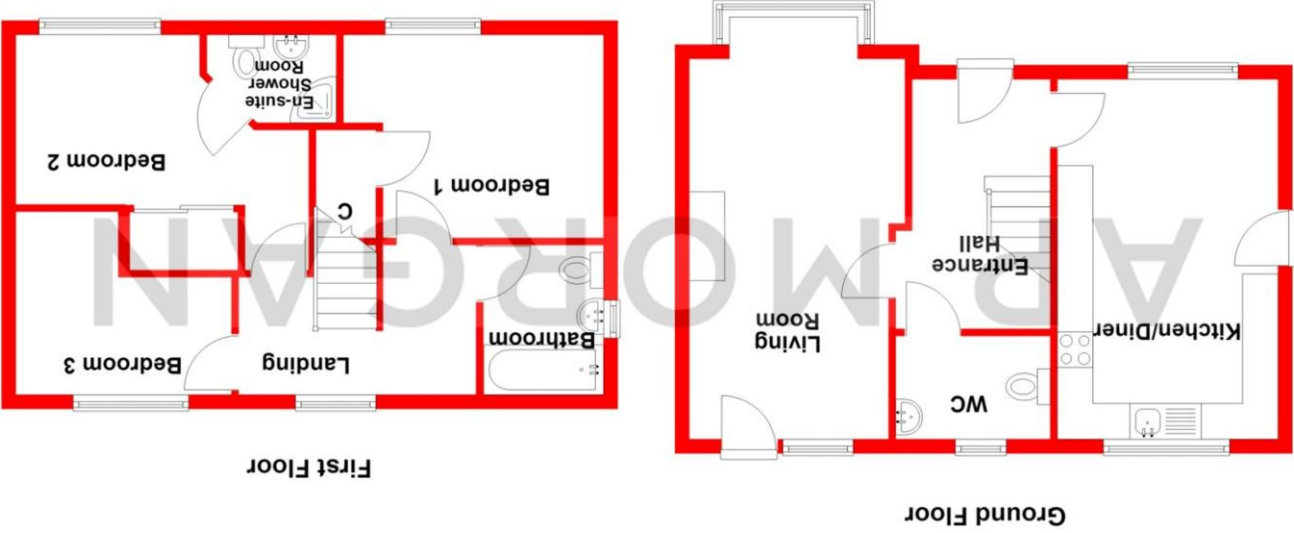
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 84.1 sq. metres (904.8 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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