

AP MORGAN



Spinney Close, Northfield
Asking Price £240,000

Features:

- Three bedroom semi detached home in a quiet Northfield cul-de-sac
- Spacious lounge with gas fireplace and patio doors through to the garden room
- Garden room with panoramic views over the rear garden
- Sprawling kitchen with plenty of counter space and room for a dining table
- Ground floor WC
- Two double bedrooms plus a large single with integrated storage
- Adapted shower room with accommodations for reduced mobility
- Large entrance hall with space for coats and outdoor footwear
- Mature, verdant rear garden with established trees and a paved patio
- New boiler (2025)
- Kitchen refitted with Corian worktops
- Added insulation in roof space
- Double glazing throughout
- Walking distance to Northfield Railway Station
- Close to local shops, junior schools and an ancient parish church
- No passing traffic, peaceful cul-de-sac position

Description:

A garden view she never stopped loving. A family home built for the long run.

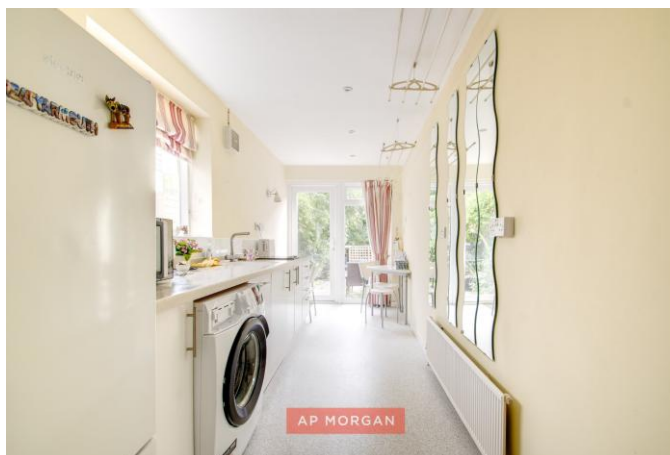
Tucked away in a quiet Northfield cul-de-sac, this three bedroom semi detached home has been thoughtfully adapted and updated over the years to suit family life at every stage. Just a short walk from Northfield Railway Station, with local shops, schools and an ancient parish church all within easy reach, it is the kind of spot people settle into and never quite leave. Inside, a bright, standout garden room looks out over a lawn full of colour, and outside, buses and trains put the whole city within easy reach.

We asked them what made them buy it...

"It was originally my late husband who bought the house, and being so convenient for Northfield Railway Station made all the difference. It is a pleasant neighbourhood, good for the shops and good for the schools too. There are lovely junior schools nearby, and the transport links, trains, buses, all of it, have always made getting around so easy. And even now, it is the garden that has never stopped being a joy."

What about the house itself?

"We added the extension back in the eighties, and since then we have remodelled the kitchen and adapted the bathroom for easier access. The conservatory is the room everybody comments on, it has such a lovely outlook over the garden, and



I spend most of my time there, especially on a sunny afternoon. We have grown fruit trees and colourful flowers over the years, and it has been the perfect space for entertaining friends and family. Being in a cul-de-sac means it is wonderfully quiet too, no passing traffic, just the garden and the birds."

Our agents say...

This is a home that has been cared for properly, not just decorated. The kitchen has been refitted with Corian worktops, there is a new boiler fitted in 2025, double glazing throughout, and insulation in the roof space, so the hard work has already been done. The conservatory is a real standout, a genuine sun trap that makes the most of that garden view, and the adapted shower room gives real flexibility for buyers. Three good sized bedrooms, a separate ground floor WC, and a garden that has clearly been loved for decades, all wrapped up in a peaceful cul-de-sac with the station, schools and shops on the doorstep. This one is perfect for commuters who want easy access to the city without giving up on quiet, green living. Fancy a look? Get in touch and we will book you in.

Details:
Hall

Entrance Hall 3.30 x 3.00 Max

Living Room 4.84 x 3.06

Kitchen 5.07 x 1.92

Garden Room 2.83 x 2.95

Ground Floor WC

First Floor Landing

Bedroom One 4.88 x 3.34 Max

Bedroom Two 3.29 x 3.10

Bedroom Three 3.31 x 2.50 Max

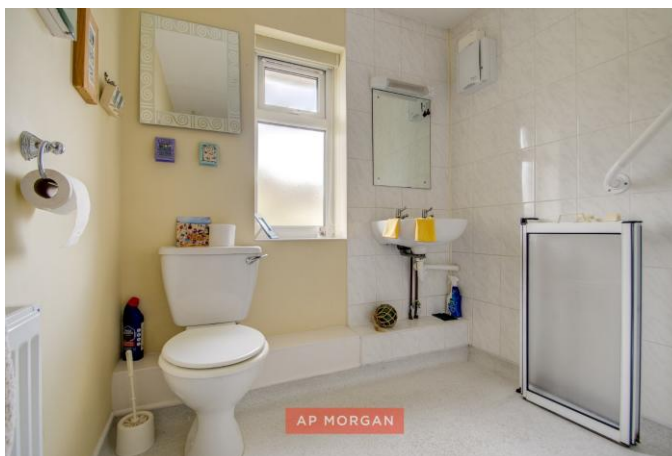
Shower Room 2.19 x 1.97

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?

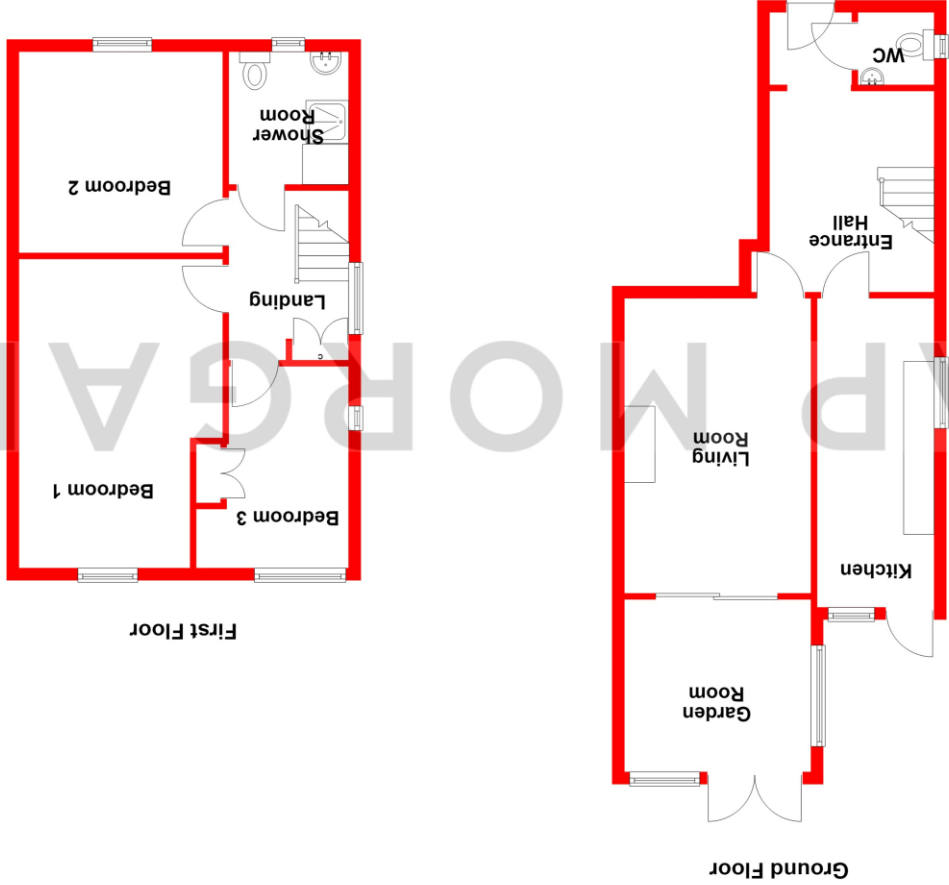
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 91.6 sq. metres (985.7 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 Planlup.

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