

AP MORGAN



Farren Road, Northfield
Asking Price £240,000

Features:

- Semi-detached home
- No onward chain
- Asking Price: £240,000
- Three bedrooms (two double, one single)
- One family shower room
- Spacious lounge/dining room with front bay window
- Electric fireplace
- Comfortably sized kitchen
- Substantial conservatory running the full length of the property, with windows and perspex roofing
- Dedicated storage area running the length of the conservatory
- Integrated wardrobes and cupboards throughout
- Additional storage from side extension
- Vast, versatile rear garden with laid lawn and decked patio
- Tarmac driveway with parking for multiple vehicles
- Close to amenities, with Northfield High Street a short drive away

Description:

Three bedrooms. One incredible conservatory. Zero chain to worry about.

Tucked away in Northfield, this three-bedroom semi is the kind of home that quietly does everything right. Set back from the road with a tarmac drive big enough for the whole family's cars, it offers a bright bay-fronted lounge/dining room, a conservatory that runs the full length of the house, and a rear garden with genuine space to spread out. Northfield High Street is a short drive away for everyday essentials, and with no onward chain, this is a move that could happen as quickly as you need it to.

Life inside the home

Step through the front door and the lounge/dining room sets the tone straight away. The bay window pulls in the light from the front, and the electric fireplace makes it an easy room to settle into on a winter evening. The kitchen is a comfortable, practical size, and from there the conservatory takes over as the real showstopper. It runs the entire length of the property, flooded with light through its windows and perspex roof, with a dedicated storage area tucked along one side. Whether it becomes a second sitting room, a playroom, or somewhere to eat breakfast while the garden wakes up, it's the kind of space that gets used every single day.

Upstairs, two double bedrooms and a single give plenty of options for a growing family, a couple who wants a proper guest room, or anyone after a home office. Storage has clearly been thought about throughout the house, with



integrated wardrobes and cupboards making the most of every corner, backed up by the extra space in that conservatory storage run.

Outside, the garden is where this home really earns its keep. A laid lawn gives the kids or the dog room to run, while the decked patio is made for long summer evenings, barbecues, or simply somewhere to sit with a coffee and watch the world go by. It's a garden that flexes with whatever life throws at it.

Our agents say...

We love this one for the conservatory alone. It is a proper extension of the living space, not an afterthought, and the light it brings in changes the whole feel of the house. Add in the storage you get from the side extension and integrated units throughout, and you have a home that solves the problem most semis struggle with: where does everything go? With parking for multiple vehicles, a genuinely versatile rear garden, and no chain to hold things up, this is a home ready to move into and make your own. Get in touch and we'll show you around.

Details: **Porch**

Hall

Lounge/Dining Room 21'10" x 10'4" (6.65m x 3.15m) Both Max

Kitchen 7'10" x 6'11" (2.4m x 2.1m)

Conservatory 37'8" x 18'10" (11.48m x 5.74m) Both Max

Landing

Bedroom One 11'9" x 9'11" (3.58m x 3.02m)

Bedroom Two 10'3" x 10' (3.12m x 3.05m)

Bedroom Three 8'1" x 6' (2.46m x 1.83m)

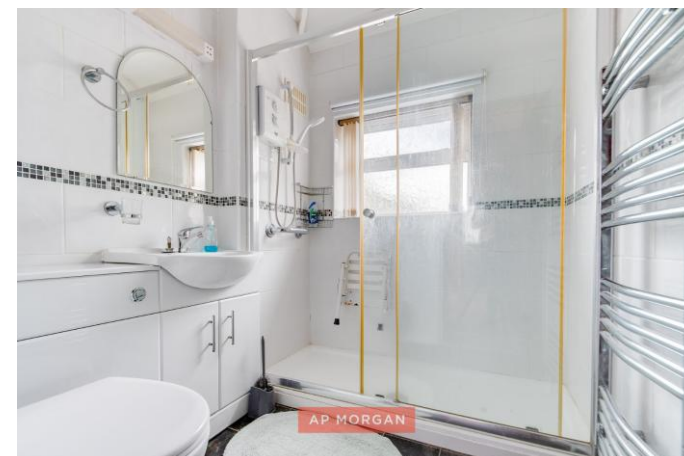
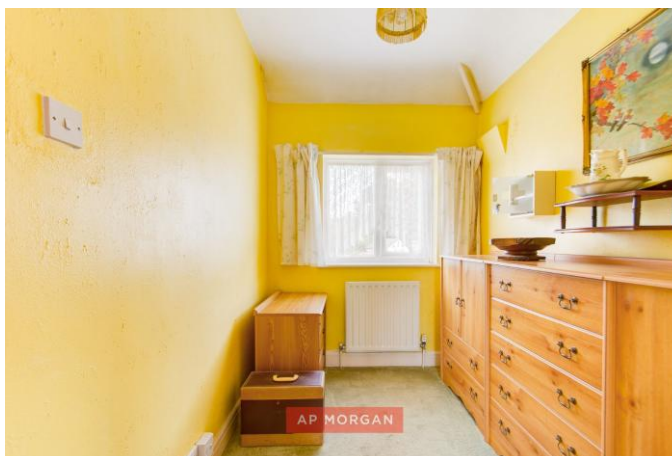
Shower Room 5'10" x 6'2" (1.78m x 1.88m)

EPC Rating: To be confirmed

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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

