



AP MORGAN

Hazel Croft, Northfield
Offers Over £260,000

Features:

- Two double bedrooms and one single bedroom
- Modern family bathroom
- Bright, substantial open-plan lounge/dining room/kitchen
- Double French doors onto the garden, ideal for indoor/outdoor living
- Ample kitchen counterspace with integral appliances
- Integrated understairs storage cupboard
- Half-boarded loft with fitted ladder
- Versatile rear garden with multiple patios
- Block paved front drive with parking for multiple vehicles
- New roof (2023)
- Quiet cul-de-sac location, close to Bristol Road
- Five minute walk to St Lawrence Primary School
- Under ten minute walk to train station (20 minutes into Birmingham city centre)
- Easy access to M5 and M42
- Close to local amenities, shops and restaurants, including Herberts Yard and the Great Stone Inn

Description:

A quiet cul-de-sac two minutes from the Bristol Road. First homes are supposed to come with a compromise somewhere. This one doesn't.

Tucked away in Northfield, this two double and one single bedroom semi-detached home sits on one of those cul-de-sacs where the kids still ride bikes outside and the street events actually happen. Inside, the open-plan lounge, dining room and kitchen with integrated appliances is the real heart of the place, with a decorative fireplace and double French doors that fling the whole space open onto the garden in summer. Add a versatile rear garden with multiple patios, block paved parking for several cars at the front, and a genuinely handy spot for schools, shops and the train station, and it's easy to see why this has been a much-loved first home.

We asked them what made them buy it...

"The first thing we noticed was how quiet and peaceful the cul-de-sac was, despite being so close to the Bristol Road. It was the light, airy rooms and the open plan layout downstairs that really sold it to us, it's perfect for entertaining. It's a quiet cul-de-sac but still close to all the amenities of the city. Everyone is friendly, with street events and kids playing on bikes outside. We're a five minute walk from St Lawrence Primary School, and less than ten minutes from the train station, which gets you into the city centre in twenty minutes. For food and drink, we love Herberts Yard for the street food, and the Great Stone Inn is a proper village pub right in the heart of Northfield. Lizzie's Farm is about ten minutes away too, with a farm shop and the cutest highland cows."

What about the house itself?



We spend most of our time in the open plan kitchen, diner and living room, it's genuinely the heart of the home, great for entertaining as well as relaxing. It's the best of both worlds. Bright and spacious in the day, and warm and cosy in the evenings thanks to the dual aspect downstairs. We started developing the garden from a blank canvas and have spent whole summers sat on the decking, drinking wine and hosting family barbecues. We've decorated throughout to really make it our own, and had a new roof fitted in 2023. This was our first home together, and we've built so many happy memories here."

Our agents say...

That open-plan kitchen, dining and living space is the showstopper here. The French doors, the sheer amount of light coming through, it all adds up to a room people will want to live in, not just look at. There's clever practicality too, with an integrated understairs cupboard, a half-boarded loft with a fitted ladder, and space to the side of the house for a shed. Outside, the block paved drive takes multiple vehicles with easy street parking too, and the rear garden's multiple patios mean there's always somewhere to catch the sun or fire up the barbecue. This is a fantastic first home for a young couple wanting easy access to the city without giving up on quiet and safety, and with a five minute walk to St Lawrence Primary, it works just as well for a growing family. Fancy a look? Get in touch and we'll get you booked in.

Details:

Hall

Lounge/Dining Room/Kitchen 25'2" x 16'1" (7.67m x 4.9m)
Both Max

Landing

Bedroom One 13'6" x 9'11" (4.11m x 3.02m) Both Max

Bedroom Two 12'5" x 9'11" (3.78m x 3.02m) Both Max

Bedroom Three 6'11" x 5'10" (2.1m x 1.78m)

Bathroom 7'1" x 7'9" (2.16m x 2.36m)

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 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?

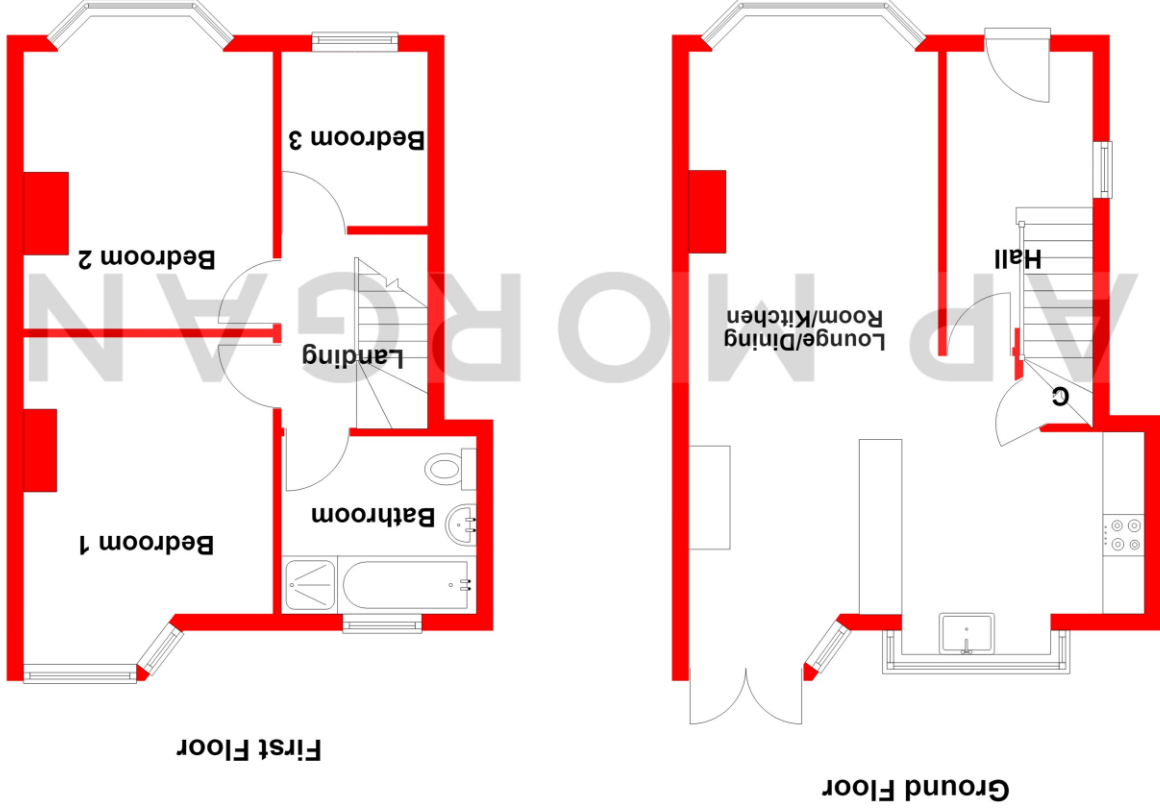
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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. 72.1 sq. metres (776.3 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 PlanlP.

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.