

AP MORGAN



Bell Hill, Northfield
Asking Price £375,000

Features:

- Beautifully presented four-bedroom semi-detached house
- Exciting opportunity for large and growing families
- Multiple reception/dining rooms offering substantial internal space
- Fitted kitchen completed in contemporary styling
- Ground floor WC
- Double glazed rear conservatory
- Low maintenance, south facing rear garden
- Covered outdoor seating area
- Off-street parking for multiple vehicles
- Well positioned for amenities, schooling and public transport routes.

Description:

Four bedrooms. Multiple reception rooms. One very exciting opportunity.

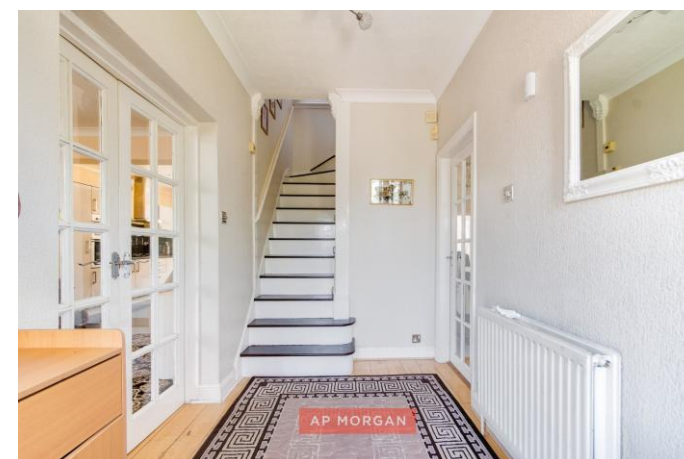
This beautifully presented semi-detached family home has been thoughtfully arranged to give a large or growing family exactly what it needs, space to spread out, room to grow, and a location that does much of the hard work for you. Early interest is expected, so we would recommend arranging a viewing as soon as possible.

Inside, the ground floor offers a real sense of scale, with an entrance hall leading through to a spacious reception room and a separate lounge/dining room, giving you multiple reception and dining spaces to use as your family sees fit. Whether that is a quiet snug away from the noise, a formal dining room for family occasions, or simply somewhere for the children to spread their toys out, this layout has the flexibility to work around you. The fitted kitchen/dining room has been finished with contemporary styling, creating a bright, sociable space at the centre of the home, while a ground floor WC adds a considered, practical touch for busy households.

To the rear, a double-glazed conservatory adds further living space and floods the ground floor with natural light, opening out onto a low maintenance, south facing garden. Designed for easy living rather than constant upkeep, it is the ideal spot for long summer evenings, and a covered outdoor seating area means it can be enjoyed whatever the forecast.

Upstairs, four bedrooms and a family bathroom complete the accommodation, offering the kind of adaptable layout that can flex as a family's needs change over time.

Outside, off-street parking for multiple vehicles adds everyday practicality, and the position itself is a genuine highlight, well placed for local amenities, well regarded schools and convenient public transport links.



Homes offering this blend of space, presentation and location tend to attract attention fast. Contact our team today to arrange your viewing before it is gone.

Details:

Entrance Hall

Lounge/Dining Room 26'6" x 10'9" (8.08m x 3.28m) Both Max 26'6 to Bay

Reception Room 13'8" x 11'9" (4.17m x 3.58m)

Kitchen/Dining Room 13'9" x 11'9" (4.2m x 3.58m)

Conservatory 10'2" x 9'1" (3.1m x 2.77m)

Ground Floor WC 3'8" x 3'2" (1.12m x 0.97m)

Landing

Bedroom One 13'5" x 11'11" (4.1m x 3.63m)

Bedroom Two 13'2" x 8'6" (4.01m x 2.6m)

Bedroom Three 10'4" x 10'9" (3.15m x 3.28m) Both Max

Bedroom Four 7'4" x 6'2" (2.24m x 1.88m)

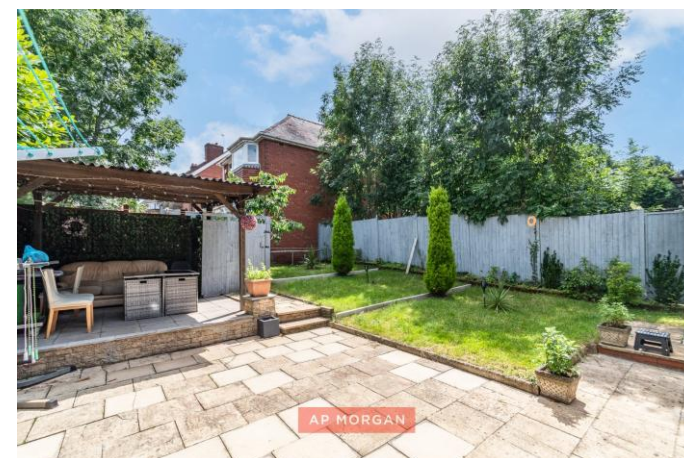
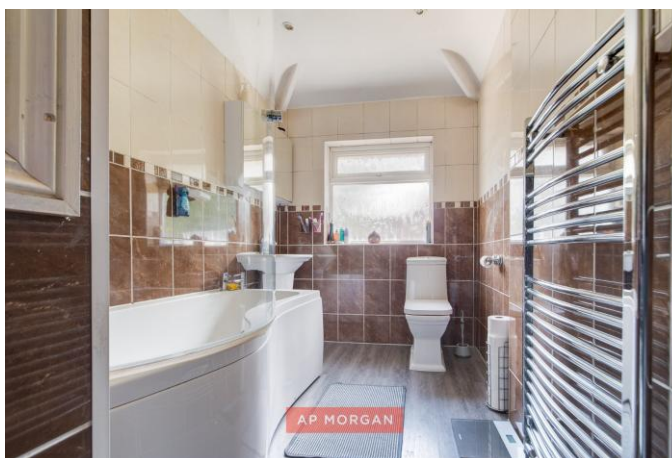
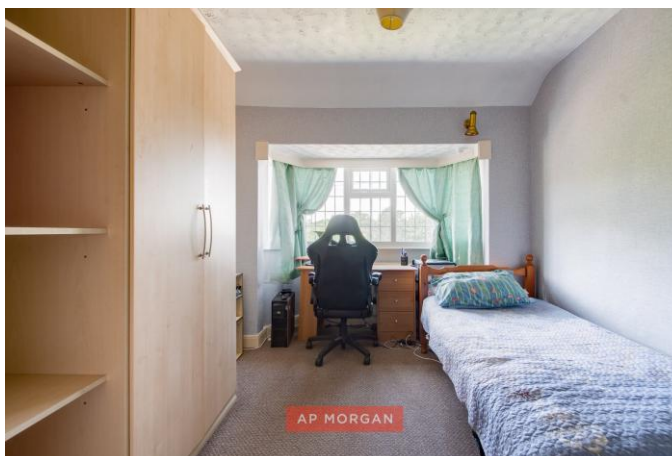
Bathroom 10'6" x 6'2" (3.2m x 1.88m) Both Max

EPC Rating: D

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.wissemortgageadvice.co.uk

Property to sell?

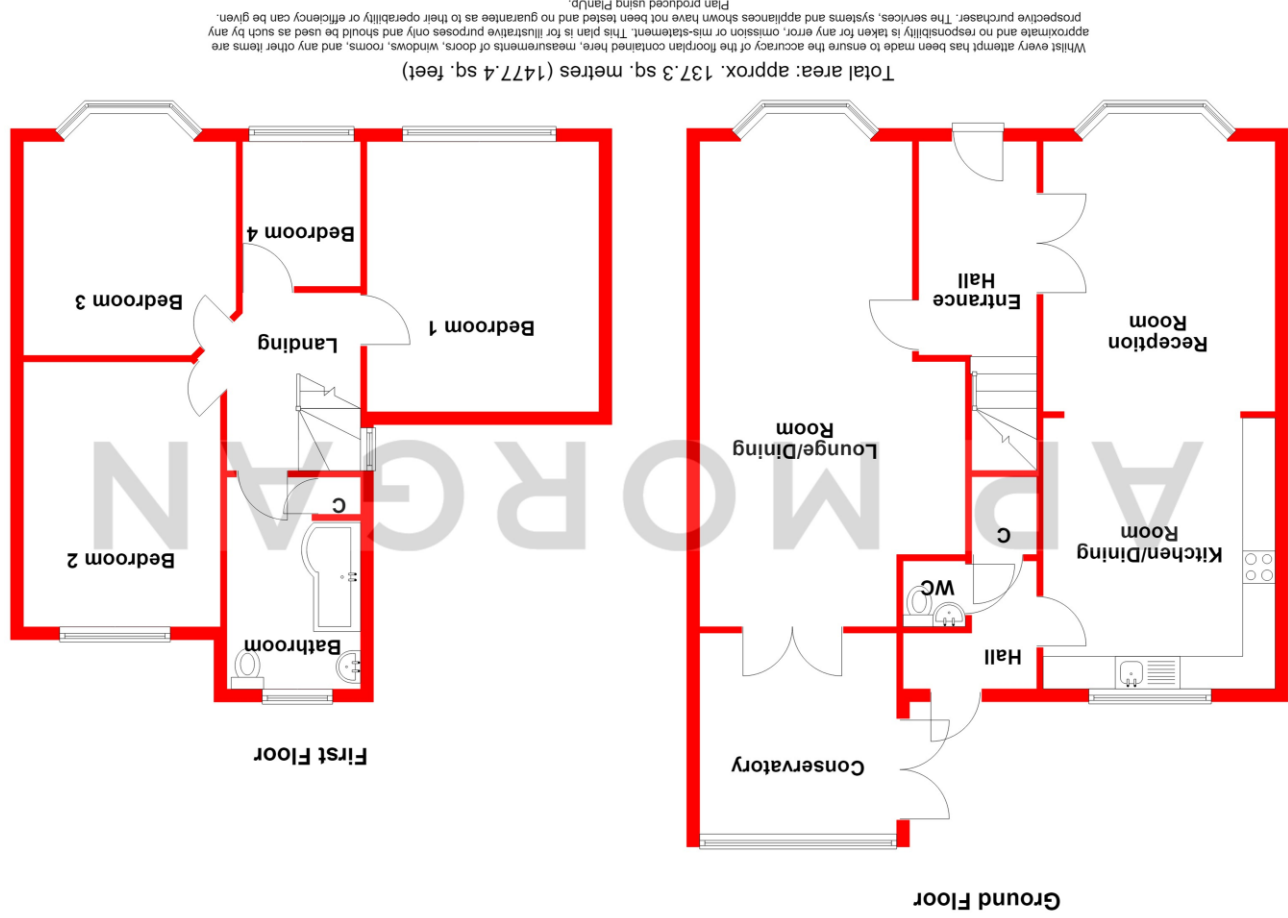
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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