

81 Mill Lane
Northfield
Offers in the region of £325,000

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81 Mill Lane, Northfield, B31 2RP

A wonderful opportunity to purchase this immaculately presented three bedroom semi-detached home, situated in a highly popular location within Northfield, within easy reach of Northfield Train Station, in a pleasant spot overlooking the green. EPC rating D.



LOCATION
Northfield, situated South West of Birmingham offers a number of sought after local schools including Bellfield, The Meadows & St Brigid's Primary Schools, Shenley Academy Secondary School & Sixth Form together with Turves Green Boys' Secondary School and King Edward VI Girls' School in West Heath. Regular road and rail public services are available with railway stations located in Northfield and Longbridge providing access to Birmingham City Centre with the M5, junction 4 and M42, junction 2 being readily accessible. Other facilities include Northfield Library, Northfield Pool & Fitness Centre and a range of shopping facilities locally including the rapidly expanding and recently regenerated Longbridge Town Centre.

SUMMARY
-An immaculately presented semi-detached residence, offering spacious accommodation in close proximity to both Longbridge and Northfield, with superb transport links and a quiet location overlooking the green.

-The property is approached via a sizeable block-paved driveway, with ample parking for two cars, and a neatly kept planted bed with brick border.

-A generously sized UPVC and glass porch leads to the internal front door, opening onto a spacious hallway, finished





with a high quality laminate flooring, with stairs to the first floor, and doors through to the lounge and kitchen-diner.

-The lounge, with a large bay window overlooking the frontage, is of a generous size, carpeted with a wallpapered feature wall, creating an impeccably presented, modernised living room.

-The kitchen-diner, situated to the rear of the property, and with doors onto the rear garden, features a large island with hob, shouder-height integrated oven, and modern grey shaker-style wall and base units, complete with herringbone effect flooring and a large floor-to-ceiling radiator.

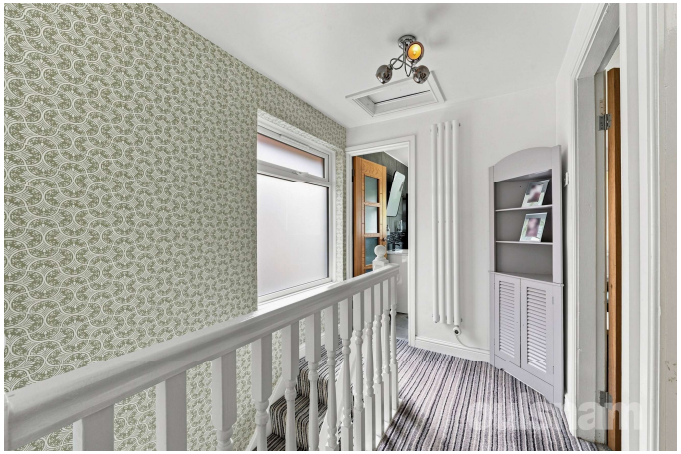
-The garden, predominantly laid to lawn, benefits from a neatly kept patio, offering perfect entertaining space, and a side access gate to the front, with a shed and covered pergola constructed at the far end, offering further seating and storage. The position of the house, as well as the addition of surrounding mature trees, creates an enviable level of privacy, and offers a low maintenance, family friendly space, or a blank canvas for a keen gardener.

-Upstairs, there a three well-proportioned bedrooms, two of which are doubles, and both well presented and positively flooded with natural light. The third room, currently set up as an office, is an ample single bedroom, modernised with the rest of the house, and offering versatility.

-The family bathroom, also situated to the first floor, to the rear of the property, and modrnised in a similar fashion, features a heated towel rail, modern white suite with bathtub, and additional shower cubicle.

GENERAL INFORMATION
The agent understands that the property is freehold.
Birmingham City Council tax band C. EPC rating D.

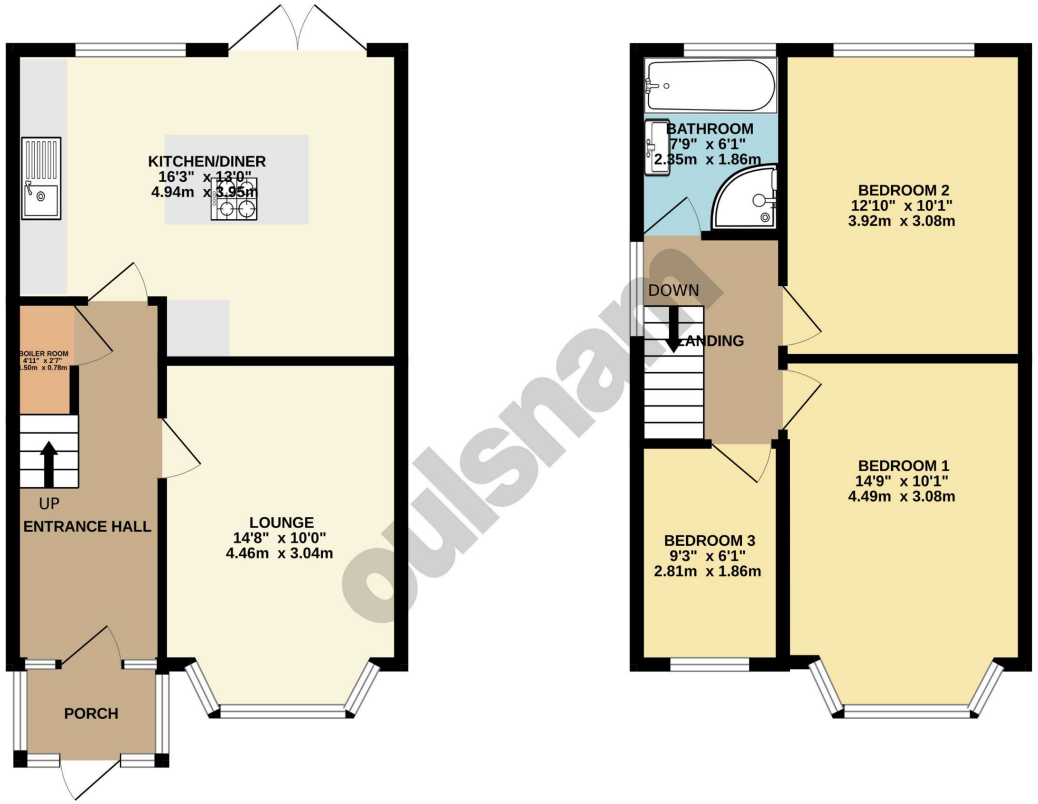


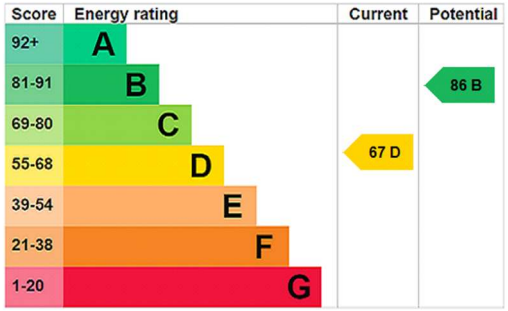




GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.





TOTAL FLOOR AREA : 881 sq.ft. (81.8 sq.m.) approx.

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.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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