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Northfield Road, Kings Norton, B30 1ED

Offers in the region of £575,000

EPC: C

THIS CONVENIENTLY LOCATED THREE BEDROOMED DETACHED BUNGALOW HAS BEEN COMPREHENSIVELY IMPROVED AND REFURBISHED TO AN EXACTING STANDARD BY THE CURRENT OWNERS. Boasting a superb open plan living space, three comfortable bedrooms, modern shower room, conservatory, utility area with additional WC, Garage and Excellent Off Road Parking. VIEWING OF THIS STUNNING PROPERTY IS HIGHLY RECOMMENDED. EP Rating: C

LOCATION

This property enjoys a most convenient location in the Bournville Tenants Conservation Area, close to the boundary of Kings Norton and the Bournville Village Trust Estate, forming part of a very popular and sought after residential area.

The property is well situated for sought after local schools to include King Edward VI Kings Norton Boys' and Girls' schools.

Kings Norton Train Station on the cross city line provides convenient access to the University of Birmingham, The Queen Elizabeth Hospital and the City Centre. The property is also well served by bus routes, and is convenient for access to the motorway network.

Local shopping facilities and amenities are available in Cotteridge and Bournville, and Rowheath Pavilion and Park offers open green space as well as hosting a number of community events.

The property is also ideally located for access to Stirchley Village which offers various amenities to include a selection of bars, coffee shops and restaurants in this vibrant and continually changing popular suburb.

SUMMARY

• A stunning well located three bedroomed detached bungalow of immense charm and character

• Outstanding accommodation finished to a high standard

• Superb Open Plan Living Area including dining room, kitchen and lounge with log burner, double doors to the conservatory

• The Well Appointed Kitchen offers an extensive range of Fitted Base and Wall Units with Ceramic Worktops and Central Island having an inset Induction Hob and storage. Integrated Applicances include Oven, Microwave, Fridge/Freezer and Dishwasher as well as Water Filter. A larder offers useful additional storage.

• Three Comfortable Bedrooms

• Well Appointed Modern Shower Room with Walk-in Shower with Cool Touch Fitment , Wash Basin Set in a Vanity Unit and WC

• Good sized Utility Area with Additional WC

• Attractive Rear garden with paved patio area

• Large driveway providing excellent off-street parking for several cars

• Garage

• Sought after location close to Kings Norton Girls' and King Edward VI Kings Norton Boys' schools

• Well located for Transport Links to include Kings Norton Train Station

GENERAL INFORMATION

Tenure - The agents are advised that the property is freehold

Council Tax Band - E

Heating and Glazing - Gas fired central heating and Double Glazing





ACCOMMODATION

Entrance Hall

Open Plan Lounge and Kitchen:
23'1" x 14'2" (7.04m x 4.32m) with pantry cupboard

Dining Room:
9'11" x 10'11" (3.02m x 3.33m)

Conservatory:
12'1" x 10'11" (3.68m x 3.33m)

Utility Room:
6'5" x 17'8" (1.96m x 5.38m)

WC:
5'11" x 2'10" (1.8m x 0.86m)

Hall:
with storage cupboard

Bedroom One:
10'9" x 13' (3.28m x 3.96m)

Bedroom Two:
10'11" x 12'1" (3.33m x 3.68m)

Bedroom Three:
6' x 9'1" (1.83m x 2.77m)

Shower Room:
5'11" x 7'9" (1.8m x 2.36m)

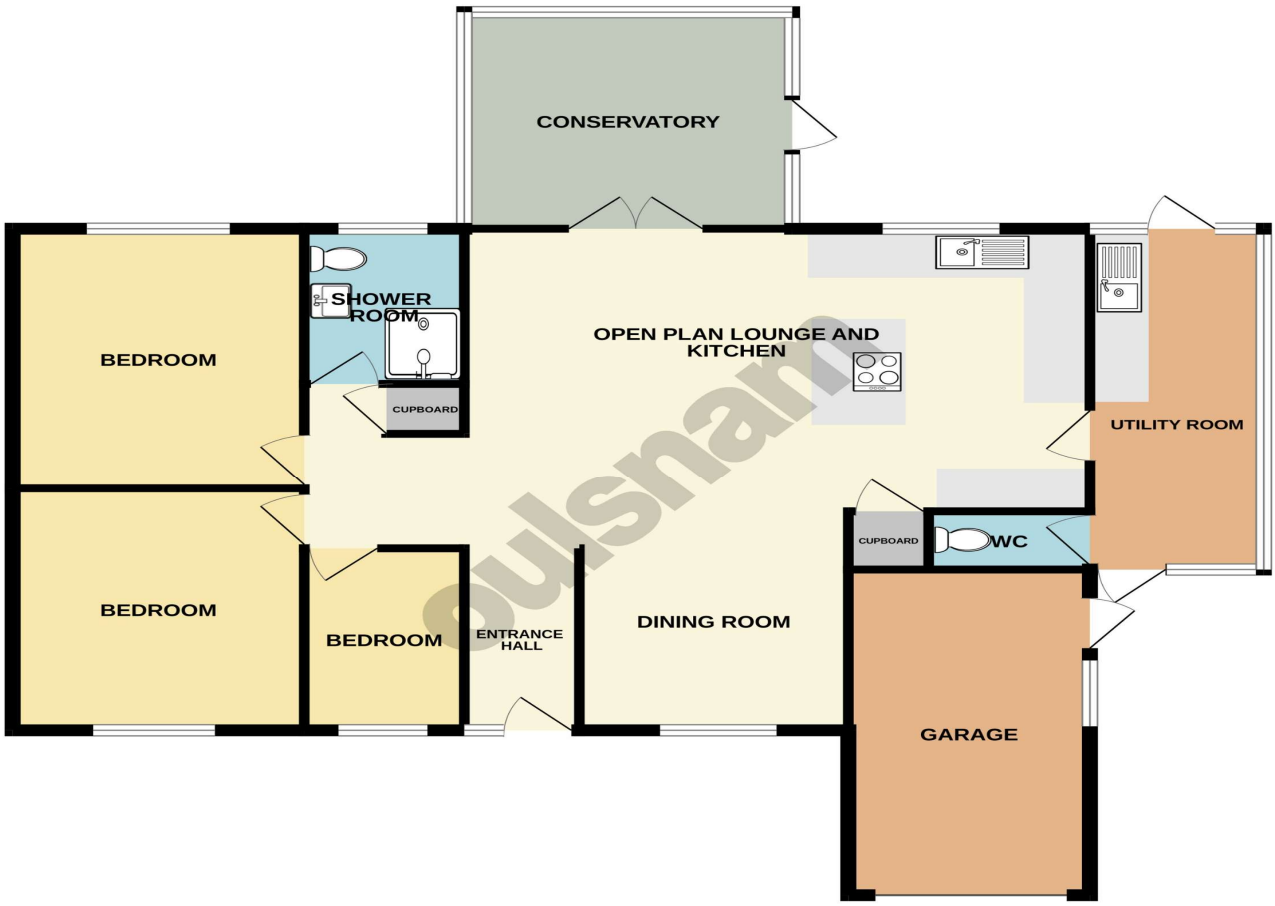
OUTSIDE

Driveway Parking

Garage

Rear Garden

GROUND FLOOR
1312 sq.ft. (121.9 sq.m.) approx.



TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING REGULATIONS
Under government regulations we are required to carry out prescribed identity checks on all purchasers and also obtain precise details of funding for their purchase. This must be done before agreeing a sale. We will carry out these checks, electronically and as soon as you make an acceptable offer on a property. There is a charge of £36 for one person and £54 for two or more. Prices are inclusive of VAT and are non-refundable.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/ Google Street Maps Street View before viewing. Viewings are via the Agents.

REFERRAL FEES
Referral fees may be paid to us for referring clients to mortgage, insurance, surveying and conveyancing services which can range from £50 to £200.

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