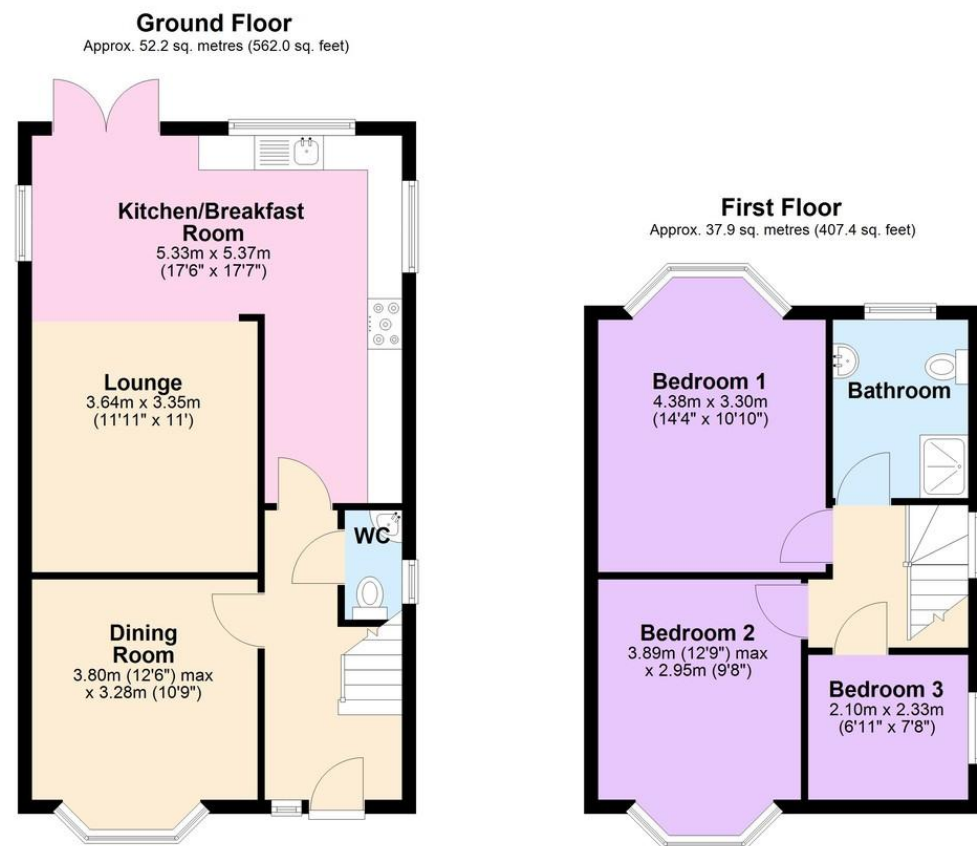




Floor Layout



Total area: approx. 90.1 sq. metres (969.4 sq. feet)

Total approx. floor area 969 sq ft (90 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Made with Metropix ©2019.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Moorpark Road

Northfield

B31 4HD

Offers In Excess Of £295,000

- Excellent Sized South-Facing Rear Garden
- 969 Sq. Ft.
- Three-Bedroom Semi-Detached House
- No Upward Chain



**Moorpark Road,
Northfield, Birmingham, B31 4HD**
Offers In Excess Of **£295,000**



Property Description

DESCRIPTION Presenting a charming three-bedroom semi-detached home in Northfield, Birmingham. This residence boasts a modern open-plan kitchen/lounge, complemented by a contemporary shower room. Enjoy the spacious south-facing rear garden, perfect for relaxation, along with convenient off-road parking.

This property boasts a range of impressive features, including a convenient driveway for off-road parking and a welcoming entrance hall. The open-plan lounge/kitchen is a highlight, showcasing integrated appliances such as an oven, hob, and extractor fan, while French doors seamlessly connect to the rear garden, creating a perfect space for indoor-outdoor living. A charming dining room with a bay window adds elegance, complemented by a convenient downstairs WC. Upstairs, the spacious master bedroom features a bay window, flooding the room with natural light, while two additional bedrooms offer versatility and comfort. Completing the picture is the modern shower room, adding a touch of contemporary luxury to this inviting home.

Outside, the property enjoys an excellent sized south-facing rear garden with a raised decking sitting area with steps down to a lawn with a garden shed, mature trees, a running stream with a bridge over to a further lawned area and fenced boundaries. This garden is approx. a quarter of an acre of land.

LOCATION Northfield is a vibrant town offering a number of shopping and eating facilities, plus easy access for commuters into Birmingham City Centre via Northfield Train Station. Nearby, is also Longbridge Train Station and the recently regenerated Longbridge Town Centre Development, home to the large Marks and Spencer in the Midlands.

JAMES LAURENCE ESTATE AGENTS Agents Note: We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

Fixtures and Fittings: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

Tenure: Freehold

Services: All mains' services are connected to the property.



Local Authority: Birmingham City Council

Council Tax Band: C

To complete our comprehensive service, James Laurence Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office on to make an appointment.

Residential Lettings and Management: If you are interested in letting out your property or are considering renting a property, please contact our office to find out further information.

Conveyancing: Very competitively priced rates agreed with our panel of local experienced and respected Solicitors. Please contact this office for further details.

Financial Services: James Laurence Estate Agents work with an independent Mortgage Service offering face to face mortgage advice to suit your needs. Please contact the office on to make a free appointment.

Further Material Information:

Part A

Council Tax / Domestic Rates: C

Asking price: £295,000.00

Tenure:* Freehold

Part B

Property type: House

Property construction: Brick

Number and types of room: Three Bedroom Home

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: We recommend you complete your own investigation.

Mobile signal/coverage: We recommend you complete your own investigation

Parking: Yes.

Part C

Building safety: N/a.

Restrictions: N/a.

Rights and easements: N/a.

Flood risk: N/a.

Coastal erosion risk: N/a.

Planning permission: N/a.

Accessibility/adaptations: N/a.

Coalfield or mining area: N/a.

*Energy Performance Certificate (EPC)**:* D



**To book a viewing
of this property:**

Call:
0121 4565454

Email:
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