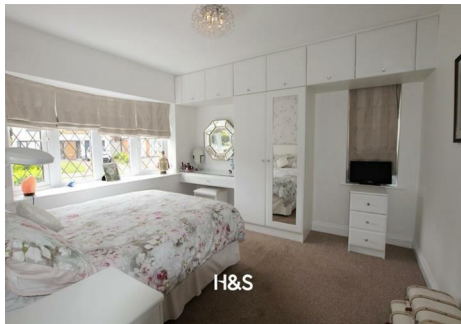


Horton & Senate



12 Northbrook Road, Solihull, Birmingham, B90 3NR

Offers Over £575,000

- Extended Bungalow
- Off Road Parking
- Bathroom
- Three Bedrooms
- Detached Garage
- Modern Kitchen
- Ensuite
- Fantastic Opportunity

12 Northbrook Road, Birmingham B90 3NR

A fantastic opportunity to purchase an extended detached bungalow on the popular Northbrook Road. The bungalow occupies the bend of the road and has a wide plot, the property comprises of a lounge, open plan kitchen/diner, bathroom, three double bedrooms and master ensuite. There is off road parking, a detached garage and front and rear gardens.

3 1 0

Council Tax Band:



APPROACH

Via the path leading down the front garden with off road parking to the side and a detached garage with access to the rear garden.

ENTRANCE HALL

A spacious entrance hall with doors providing access to the rooms and two storage cupboards.

LOUNGE

14'9" x 11'3"

Having two double glazed windows letting in lots of natural light, a central heating radiator and a feature fireplace.

KITCHEN/DINER

14'11" x 14'1"

A superb kitchen diner that has been tastefully designed to include a range of modern wall and floor base units, a central island and work surface over. The integrated appliances include a washing machine, dishwasher, oven, fridge-freezer and a hob. There is an inset sink with mixer tap, tiling to splash prone areas, double doors opening onto the rear garden, a door opening onto the side garden and a double glazed window to the rear elevation.

BATHROOM

A fully tiled refitted bathroom comprising of a bath, wc, and a sink. There is a central heating radiator and a double glazed window to the side elevation.

MASTER BEDROOM

11'10" x 11'10"

A fabulous master suite with a range of fitted wardrobes, a double glazed window to the rear elevation, and a door to the ensuite shower room.

ENSUITE

The suite comprises of an enclosed shower, a wc and sink. There is tiling to splash prone areas and an obscure double glazed window to the rear elevation.

BEDROOM TWO

10'11" x 11'0"

A double bedroom with a range of fitted wardrobes, two double glazed windows and a central heating radiator.

BEDROOM THREE

11'2" x 10'10"

Another double bedroom with a range of fitted wardrobes, a double glazed window to the side elevation and a central heating radiator.

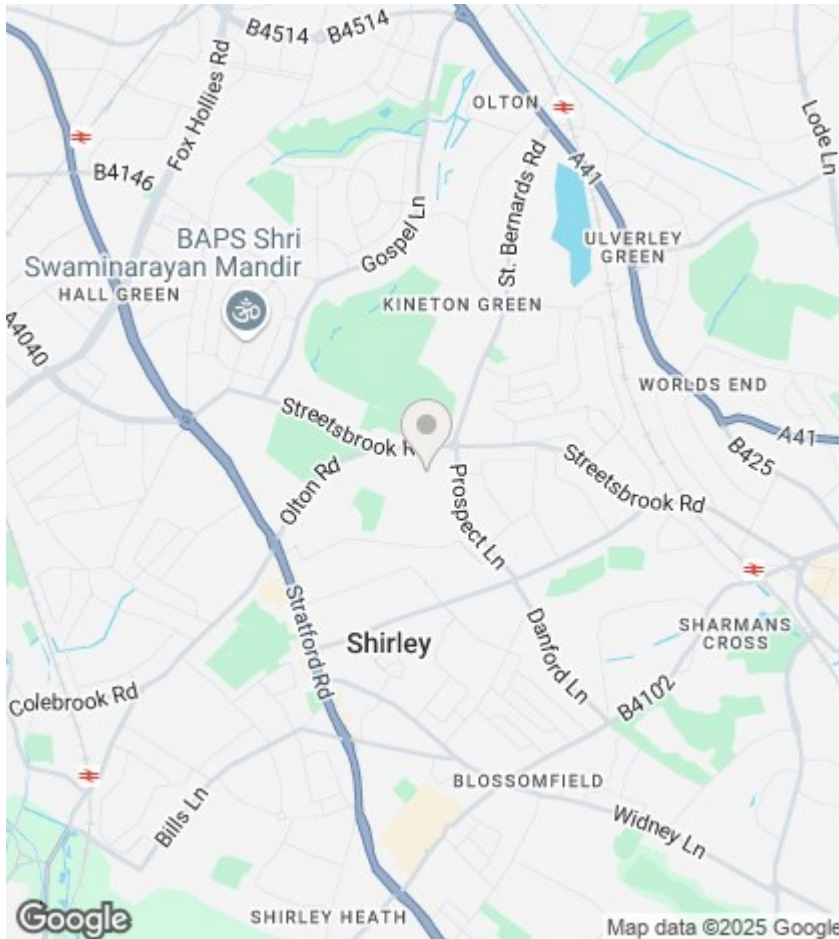
REAR GARDEN

A magnificent private rear garden that boasts a large patio area that wraps around forming a discreet side garden. The side garden has a gate providing access to the front driveway and a door to the garage. There is a lawn area that is bordered by mature shrubs and bushes and fencing to boundaries.

GARAGE







Directions

Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

