

Bristol Road South,



3 2 1 E

£399,950



# Bristol Road South,

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Double Glazing
- 2 Reception Rooms
- Locked Garage
- Garden
- Ideal Family Home

Tenure: Freehold  
Council Tax Band: D

Nestled on Bristol Road South in Northfield, this charming detached house, built in the 1930s, offers a wonderful opportunity for those seeking a spacious family home with great potential for development. Spanning an impressive 1,163 square feet, the property boasts three generously sized bedrooms and two inviting reception rooms, providing ample space for both relaxation and entertaining.

The well-lit interiors create a warm and welcoming atmosphere, making it easy to envision family gatherings and cosy evenings. The layout of the home is both practical and versatile, allowing for personal touches and modernisation to suit your lifestyle. The bathroom is conveniently located, ensuring comfort for all residents.

One of the standout features of this property is the extensive parking available for up to five vehicles, a rare find in this area. This not only adds convenience but also enhances the appeal for families or those with multiple vehicles.

The house presents a fantastic development project, with significant potential for extension, allowing you to create your dream home tailored to your needs. Whether you wish to expand the living space or enhance the garden area, the possibilities are endless.

Situated in a desirable location, this property is close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its blend of character, space, and potential, this home is a must-see for anyone looking to invest in a property with both charm and opportunity.

## Directions

### Reception Room

3.35m x 4.11m (11'0" x 13'6")  
Double glazed bay window to front, carpet flooring, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Living Room

3.42m x 3.84m (11'3" x 12'7")  
Double glazed door to rear, carpet flooring, ceiling light, skirting, wall mounted radiator

### Kitchen

2.11m x 3.12m (6'11" x 10'3")  
Double glazed window to rear, tile flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, fridge freezer, wall mounted radiator

### Garage

Garage door, ceiling light, concrete flooring, door to utility

### Utility

3.15m x 2.28m (10'4" x 7'6")  
Double glazed door to garden, concrete flooring, Plumbing for white goods

### Snug

3.87m x 2.28m (12'8" x 7'6")  
Concrete flooring, ceiling light

### Bedroom 1

3.81m x 3.52m (12'6" x 11'7")  
Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up storage

### Bedroom 2

3.05m x 3.52m (10'0" x 11'7")  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

2.02m x 2.97m (6'8" x 9'9")  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

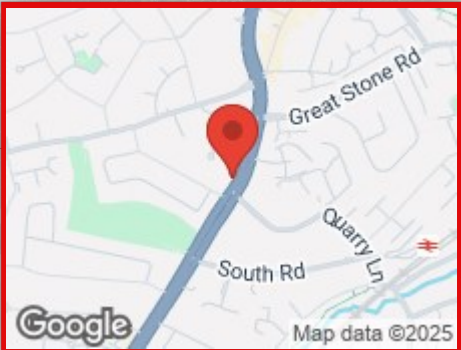
Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, pedestal sink with separate taps, extractor fan, wall mounted radiator

### WC

Privacy double glazed window to side, tile flooring, wall tiles, extractor fan, toilet

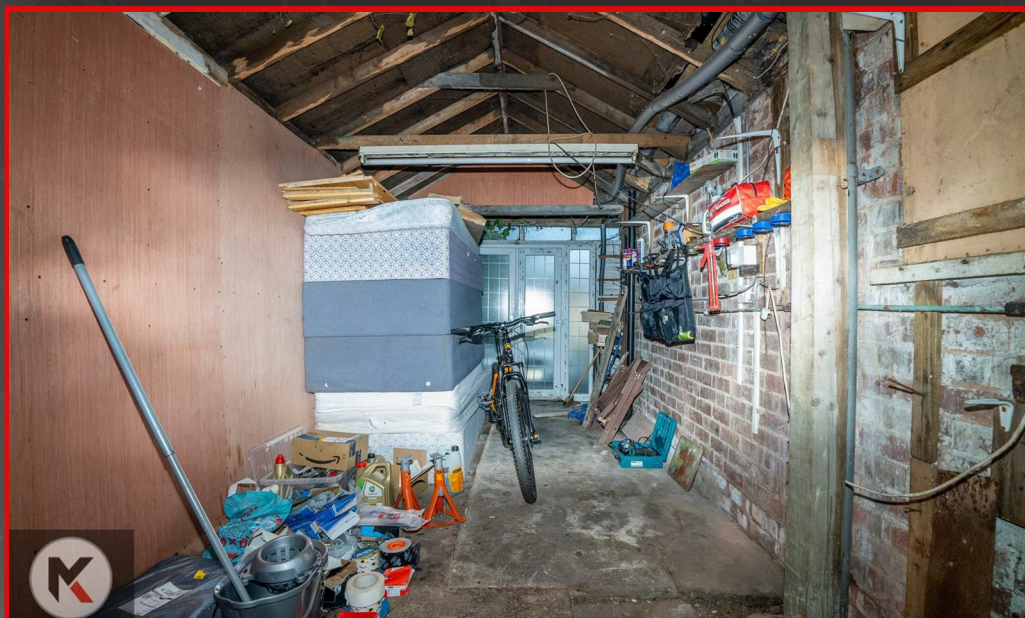
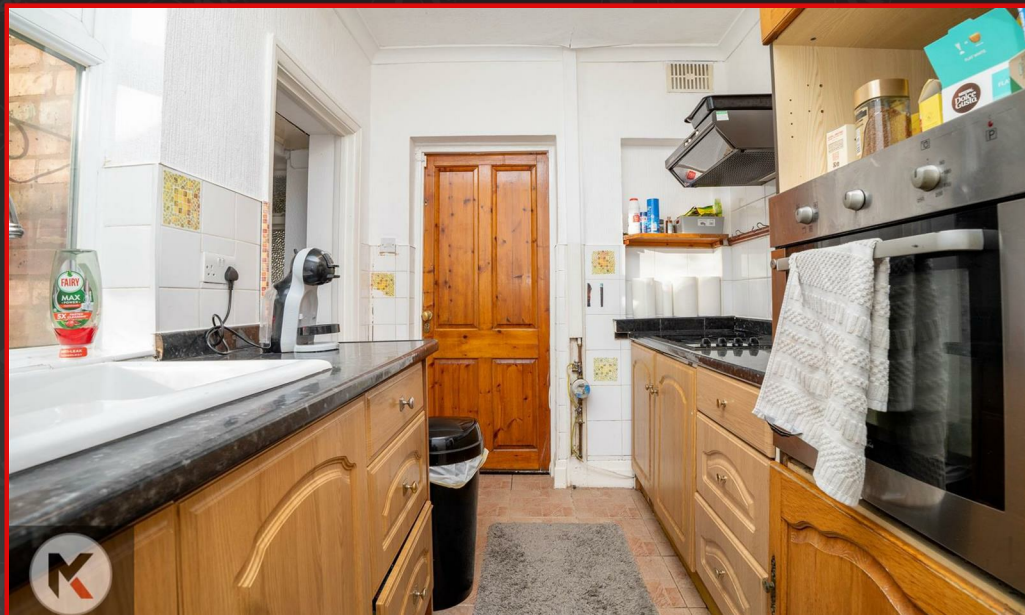
### Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs



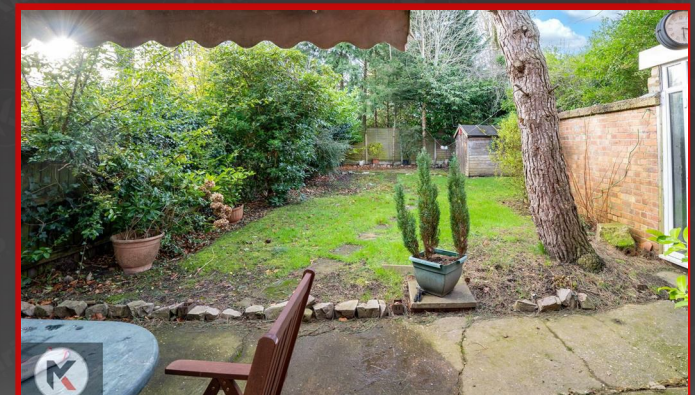
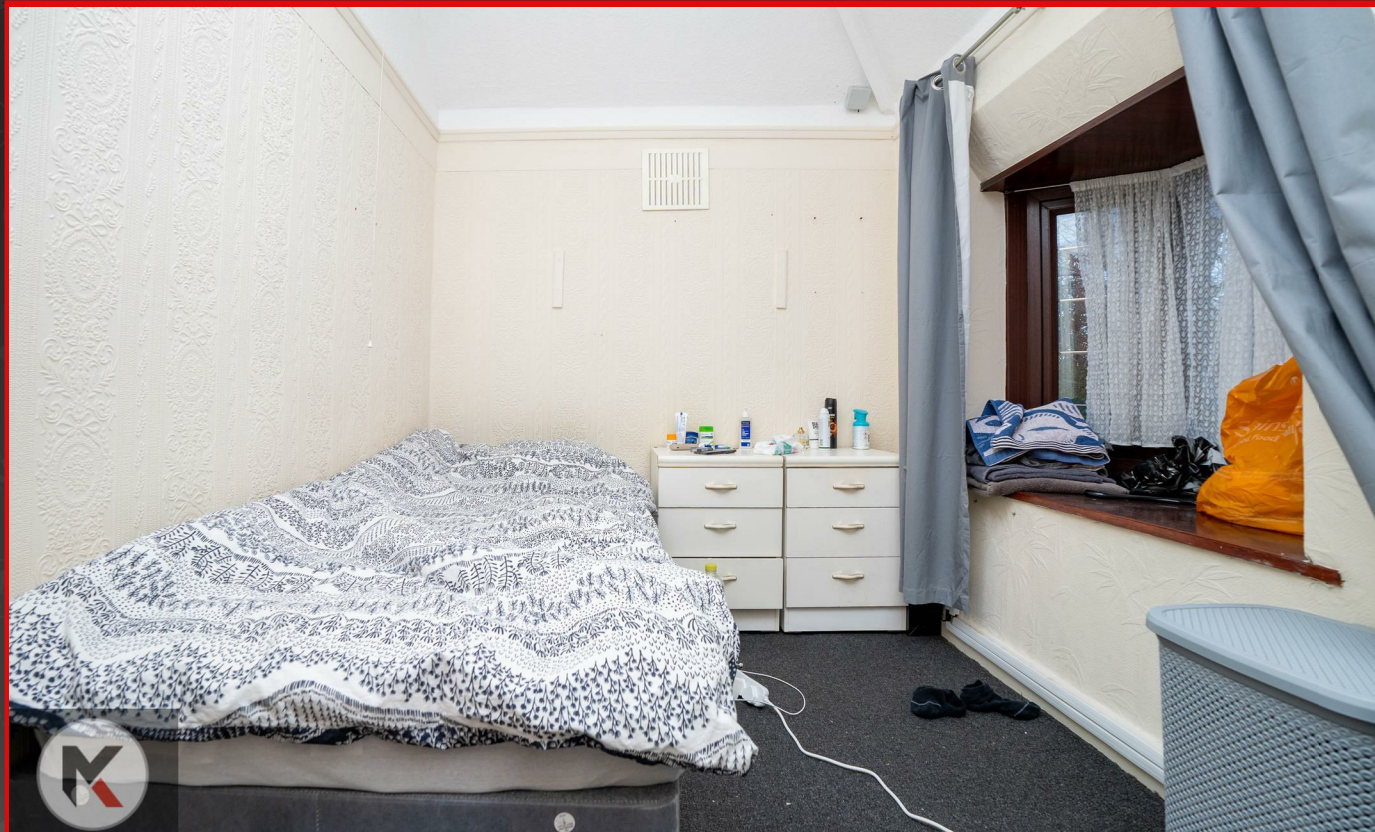


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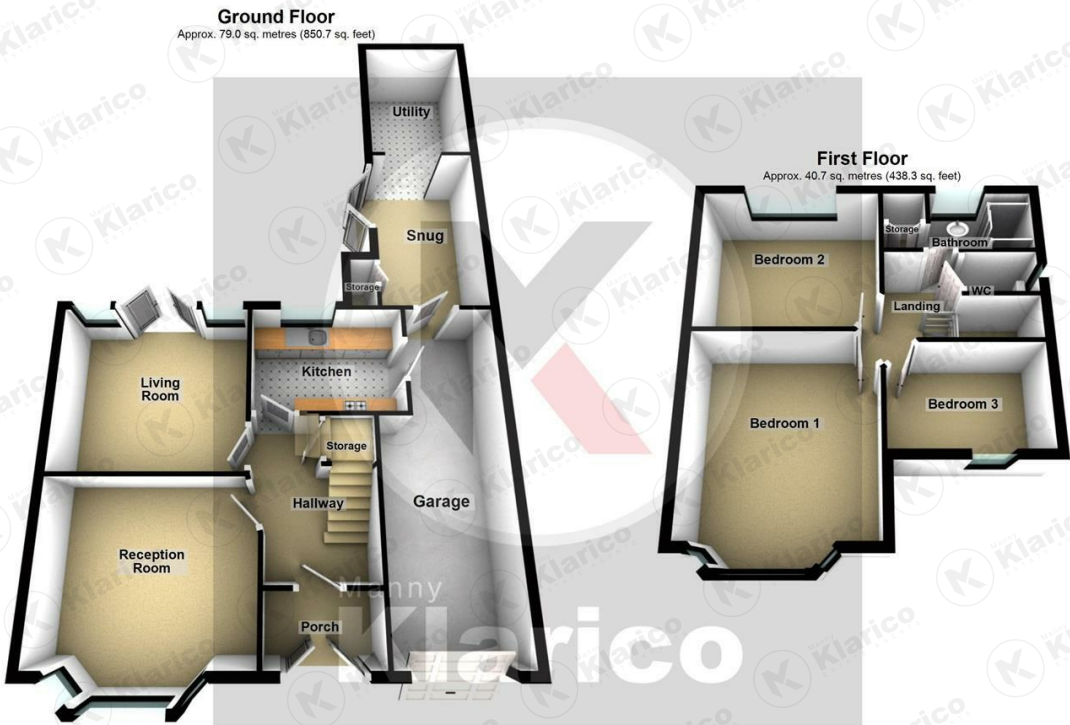




Bristol Road South,



Manny  
**Klarico**  
ESTATE AGENTS



Total area: approx. 119.8 sq. metres (1289.0 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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