



41 Norman Road  
Northfield, Birmingham, B31 2ES

Offers Over £600,000

\*A TRULY RARE OPPORTUNITY TO PURCHASE ONE OF THE AREAS MOST WONDERFUL HOMES\* Rarely do such wonderful homes come to the market. This beautiful, double-fronted Edwardian home offers superb space and character throughout but also offers opportunities to improve and modernise to buyers own tastes, subject to the usual planning and building regulation consents. You're ideally placed for all the area has to offer including having good access to nearby Northfield train station with it's excellent commuter links. a number of good schools and shopping facilities and you also have good access to nearby Bournville. Northfield and the local motorway network. The house itself offers the following accommodation; fore garden and driveway, stunning entrance hallway, dual aspect living room, conservatory, dining room, breakfast room, kitchen, utility area with plumbing facilities, double width garage and landscaped rear garden. On the first floor you have four large bedrooms with high ceilings and plenty of natural light from the large windows plus the family bathroom as you move up to the top level there are an addition three good sized bedrooms all with wonderful aspects over the surrounding area. To book your viewing please call our Bournville sales team. EPC Rating F and Council Tax Band F.



### Approach

This wonderful double fronted seven bedroom semi detached family home is approached via a block paved front driveway providing off street parking for multi vehicles also leading to double garage with metal up and over door and incorporating further wooden door to outhouse, low maintenance shingle fore garden with block paved patio and pathway giving access to original style arched wooden double opening doors opening into:

### Entrance Vestibule

With ceiling light point, wall mounted fuse box and glazed interior door opening into:

### Entrance Hall

Beautiful entrance hallway with single glazed original sash windows to the front aspect with inglenook seating area, central heating radiator, decorative picture rail, cornice to ceiling, ceiling light point wit decorative ceiling rose, arched walkway with decorative balustrades and stairs giving rise to the first floor and glazed interior doors opening into:

### Dual Aspect Living Room

19'6" x 12'10" (5.96 x 3.92)

With original wooden framed sash window to the front aspect, two Victorian style radiators, raised hearth with decorative mantle piece and surround with inset electric fire, decorative cornice, decorative picture rail and four wall mounted light points.

### Conservatory

12'9" x 8'7" (3.9 x 2.64)

With wooden exterior door with accompanying feature side windows opens into conservatory with single glazed windows giving views of the rear garden, glass ceiling covering, exposed wooden floor covering and ceiling light point.

### Dining Room

14'11" to bay x 12'11" (4.55 to bay x 3.95)

With wooden framed original sash bay window to the front aspect, central heating radiator, picture rail, decorative cornice to ceiling and two wall mounted light points.

### Ground Floor WC

5'8" max x 6'2" (1.75 max x 1.89)

With frosted original sash window to the rear aspect, low flush WC, wash hand basin on pedestal with hot and cold taps, fully tiled to all splash backs, ceiling light point, central heating radiator, tiled floor covering and double door to under stairs storage cupboard.



**Breakfast Room**

10'5" x 12'0" (3.2 x 3.68)

With original sash window to the rear aspect, ceiling light point, floor mounted Ideal 'Mexico' boiler, central heating radiator, in-built of selection storage cupboards and work surfaces and wall mounted display cabinets, original servant bells, picture rail and open archway and step leads into:

**Kitchen**

12'5" x 7'11" (3.8 x 2.43)

With a matching selection of wall and base units incorporating integrated oven, integrated four ring burner gas hob with in-built extractor over, ceramic one and a half bowl drainer sink with hot and cold mixer tap, wooden framed original sash window to the rear aspect, work surfaces, tiling to splash backs, tiled floor covering, space for washing machine, further space facility for under counter fridge and freezer and glazed exterior door opens into:

**Covered Outer Lobby Area**

With wooden door to front driveway, exposed roof trusses, block paved flooring, access gate giving access to the rear garden, further garden storage area with plumbing facility and wooden door open into:

**Garage**

17'1" x 18'1" (5.22 x 5.52)

With feature vaulted ceiling, two strip ceiling light points, double metal opening doors to front driveway, single glazed windows to side and rear respectively and incorporating further electric points.

**First Floor Accommodation**

From hallway turning staircase with decorative balustrade gives rise to the split level first floor landing with frosted original sash window to the side aspect and frosted single glazed door opening into:

**Separate WC**

6'5" x 2'10" (1.97 x 0.88)

With original sash window to the rear aspect, tiled effect floor covering, low flush WC, cornice to ceiling, ceiling light point,

**Main Landing Area**

The main landing area with further turning staircase which gives rise to the top floor, ceiling light point, wall mounted light point, central heating radiator and interior doors opening into:

**Dual Aspect Main Bedroom**

16'4" x 11'2" (4.98 x 3.42)

With wooden framed original sash window to the front, further wooden framed original sash window to the rear aspect, two central heating radiators, cornice to ceiling, in-built double wardrobes to either alcoves and three wall mounted up-lighters.

**Bedroom Two**

12'11" x 12'7" (3.95 x 3.84)

With three original sash windows to the front aspect, ceiling light point, cornice to ceiling and central heating radiator.

**Bedroom Three**

12'5" max x 12'0" max (3.8 max x 3.66 max)

With original sash window to the rear aspect, two ceiling light points, cornice to ceiling, wash hand basin on vanity unit with under sink storage with hot and cold taps, tiling to splash backs and central heating radiator.

**Bedroom Four**

12'2" x 9'0" (3.72 x 2.75)

Currently used as a home office with ceiling light point, central heating radiator, cornice to ceiling and original sash windows to the front aspect.

**Bathroom**

7'2" x 6'0" (2.2 x 1.83)

With a modern bathroom suite comprising panel bath with hot and cold taps with mains shower over, wash hand basin on pedestal with under sink storage and hot and cold mixer, original sash window to the rear aspect, fully tiled to all walls, ceiling light point, tiled effect flooring, central heating radiator and in-built airing cupboard with shelving and hot water tank.



**Floor Plan**



**Top Floor Accommodation**

From first floor landing turning staircase gives rise to half landing area with feature original sash window to the rear aspect and staircase with balustrades continues to the top floor landing with ceiling light point, loft access point, door into eaves storage and interior doors opening into:

**Bedroom Five**

11'1" x 12'8" (3.38 x 3.88)

With three original sash windows to the rear aspect, in-built double wardrobe to alcoves, ceiling light point and wall mounted electric heater.

**Bedroom Six**

13'1" x 13'0" (4 x 3.98)

With double glazed bay original style sash window to the front aspect, ceiling light point and exposed beams.

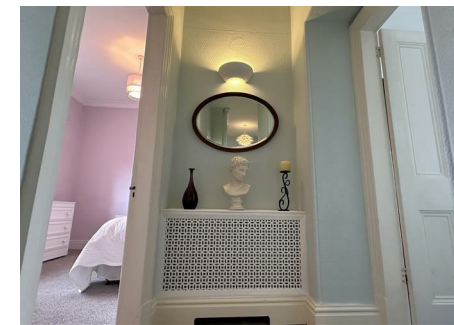
**Bedroom Seven**

18'11" max x 8'9" max (5.77 max x 2.69 max )

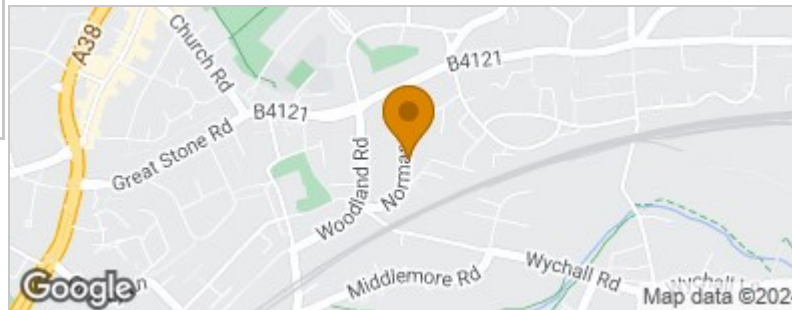
Currently used as a storage room with the potential for a further bathroom. With original sash window to the side aspect, in-built storage cupboard, ceiling light point and exposed wooden floor covering.

**Rear Garden**

Being accessed from the conservatory or the outer lobby area leads out to a large full width paved patio with steps leading down to established garden with mature trees and plantings, further patio areas with steps leading down to the main garden being laid to mainly mature lawn with decorative flowerbeds to all borders incorporating a varied mature selection of plants, trees and shrubs.



**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>

**Viewing**

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk