



45 Northfield Road

Kings Norton, Birmingham, B30 1JD

Offers Over £565,000



QUITE SIMPLY - THE MOST WONDERFUL PERIOD, FAMILY HOME! Located on this highly sought after road is this gorgeous, five bedroom, three storey family home which has been lovingly updated and extended over the years to offer spacious and stylish accommodation over three floors and yet still retaining a wealth of period details throughout. From the Minton tiled hallway through to the beautiful kitchen, boot / sun room and leafy mature gardens, you won't find better! You are perfectly placed for all the area has to offer including the popular local schools, a variety of parks, excellent commuter links via nearby Kings Norton train and Bournville train stations alongside all of the amenities in Bournville, Cotteridge and vibrant Strichley. We have no doubt we will have lots of interest so to arrange your viewing please call our Bournville team and we would be delighted to show you around!



Approach

This beautiful, three storey five bedroom period home is approached via a brick paved front driveway providing off street parking with mature hedgerows and flowerbeds to borders, wooden door opening into side access-way giving access to the rear garden and composite front entry door with double glazed composite above opening into:

Entrance Vestibule

With original Minton tiled floor covering, cupboard housing meters, cornice to ceiling, ceiling light and glazed interior door with glazed window above opening into:

Main Hallway

With superb full length Minton tiled floor covering, two drop down ceiling light points, cornice to ceiling, picture rail, dado rail, central heating radiator, stairs giving rise to the first floor landing, door opening into under stairs storage area, frosted double glazed window to the side aspect, central heating radiator and further doors opening into:

Front Reception Room

15'1" to bay x 11'11" to recess (4.62 to bay x 3.65 to recess)

With an original glazed bay window with secondary glazing giving views to the front aspect, cornice to ceiling, decorative picture rail, ceiling light point, inset cast iron fireplace with wooden mantle piece, surround with tiled hearth and central heating radiator.

Rear Reception Room

12'9" x 11'11" (3.9 x 3.65)

With double glazed French doors with accompanying above window giving views and access to the side access path, central heating radiator, cornice to ceiling, picture rail, ceiling light point and inset log burning stove with raised slate hearth and wooden beam mantle.

Dining/Kitchen

19'8" x 10'11" to bay (6 x 3.35 to bay)

Dining area with tiled floor covering, double glazed bay window to the side aspect, in-built cupboards, central heating radiator, recessed spots to ceiling and then a step leads up to the main kitchen area. With a cream selection of matching wall and base units, integrated Neff microwave, space facility for a Range cooker with in-built stainless steel extractor, wooden block work surfaces, ceramic one and a half sink and drainer. further double glazed window to the side aspect, further recessed spotlights to ceiling, continue tiled floor covering and oak pine interior door opens into:

Outer Lobby Area

With double glazed exterior door giving access to the side return and rear garden, double glazed window to the side, space facility for fridge

freezer, continued tiled floor covering, ceiling light point and interior door opens into:

Utility Room

5'0" x 5'8" (1.53 x 1.75)

With plumbing facility for washing machine, a selection of base and wall units, work surface, stainless steel sink and drainer with hot and cold mixer and ceiling light point.

Ground Floor Shower Room

3'8" x 4'9" (1.12 x 1.45)

Contemporary shower room offering walk-in shower with Bristain shower over, wash hand basin on vanity unit with hot and cold mixer underneath storage, hidden cistern low flush WC, feature tongue and groove paneling. wall mounted ladder radiator, ceiling light point and tiling to splash backs.

Family Room

9'10" x 13'4" (3.02 x 4.08)

From lobby area step and French door opens into a superb sun room with exposed oak floor covering, double glazed window to the side aspect with central heating below, ceiling light point, picture rail and bi-folding double glazed exterior doors giving lovely views and access to the rear garden.

Rear Garden

Being accessed from the rear reception room or outer lobby area with side return with side access gate to the front garden, block paved pathway with decorative flowerbeds to borders leading to an initial patio area for seating and outside entertaining with exposed original low level brick walls with raised flowerbeds with a varied selection of plants, trees and shrubs and blue engineering brick steps leads to the main garden area. Being beautifully maintained with mature lawn with decorative sculptured flowerbeds to all borders, further incorporating patio, bespoke wooden built seating area and then a archway with climbing flower and wisteria gives access to the rear of the garden. With lawn area, raised vegetable patches and sleeper steps leads up to rear outbuildings being suitable for conversion to a home office and outside entertaining areas with electric and seating areas, decking area storage and being finished with panel fencing to all borders.

First Floor Accommodation

From hallway stairs with decorative balustrades gives rise to the first floor landing with frosted double glazed original sash style window with secondary glazing to the side aspect further staircase with decorative balustrades gives rise to the top floor, central heating radiator, ceiling light point, door opening into under stairs storage area and internal doors opening into:

Re-Furbished Bathroom

11'5" x 5'3" (3.48 x 1.62)

With bath with tongue and groove paneling with mains power shower over and glass shower screen, wash hand basin on vanity unit with underneath storage and hot and cold mixer tap, hidden cistern WC, wooden shelving, Victorian style heated towel radiator and two frosted double glazed windows to the side aspect.

Bedroom One

12'4" x 15'1" to front of wardrobe (3.76 x 4.62 to front of wardrobe)

With three double glazed windows to the front aspect, central heating radiator, ceiling light point, cornice to ceiling and a contemporary selection of in-built wardrobes to alcoves.

Bedroom Two

12'11" x 11'10" (3.94 x 3.63)

With double glazed window to the rear aspect, central heating radiator and ceiling light point.

Bedroom Three

8'11" x 8'4" (2.74 x 2.55)

With double glazed windows to the rear aspect, loft access point, decorative cast iron fireplace, picture rail, ceiling light point and central heating radiator.

Top Floor Landing

From first floor landing stairs gives rise to the top floor landing with double glazed Velux roof light to rear, ceiling light point and stripped pine interior doors opens into:

Bedroom Four

17'11" max x 12'2" max (5.47 max x 3.72 max)

With inset cast iron decorative fireplace, ceiling light point, double glazed dormer windows to the front aspect and central heating radiator.

Bedroom Five

8'9" x 13'3" (2.67 x 4.05)

Currently used as a home office with double glazed Velux to the rear aspect, two ceiling light points, pine panelling to walls, in-built storage to all alcoves and feature exposed brick work.



