



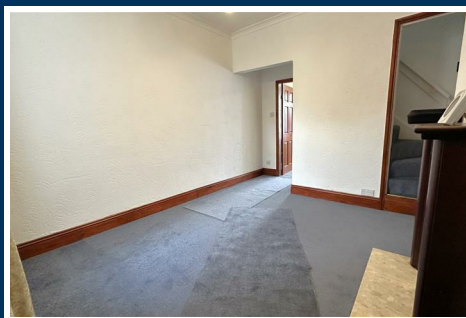
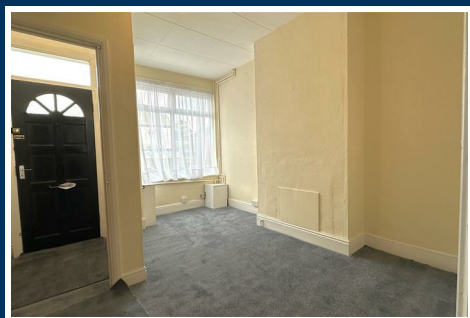
26 Church Road

Northfield, Birmingham, B31 2JY

Offers Over £145,000



***Welcome to 26 Church Road, Northfield!* A charming two-bedroom period end-terrace home brimming with potential. While the property could benefit from some modern updates, it offers an excellent opportunity for first-time buyers! Located close to local amenities including all of the shopping facilities in Northfield you also have a good local primary and secondary schools and also great transport links. With no onward chain, this home is ready for its next chapter. Don't miss out on the chance to make it your own! To book your viewing please call our Bournville sales team!**



Approach

The property is approached via a low level wall and low maintenance garden with steps leading up to hardwood front entry door opening into:

Vestibule

With ceiling light point and door opening into:

Reception Room

13'1" into bay x 10'6" max (4 into bay x 3.22 max)

With double glazed bay window to the front aspect, in-built electric and gas meters, central heating radiator, ceiling light point and door opening into:

Rear Reception Room

10'7" x 14'9" max (3.25 x 4.5 max)

With door opening into under stairs storage, inset gas fire (not tested) on raised hearth and wooden mantle piece and surround, ceiling light point, cornice to ceiling, central heating radiator, double glazed window to the rear aspect, door opening to stairs and door opening into:

Kitchen

12'4" x 6'1" (3.76 x 1.87)

With a selection of matching wall and base units

with work surfaces incorporating stainless steel sink and drainer, newly installed gas cooker, space for washing machine, space for fridge freezer, ceiling light point, laminate wood effect floor covering, tiling to all splash backs, two double glazed windows to the side aspect and wooden glazed exterior door giving access to the side return.

Rear Garden

The side return leads to a paved slab pathway leading to out buildings one containing storage and the other with high flush WC, courtyard with bolted door opens into court yard garden. Being fully block paved with raised flowerbeds to borders and being finished with a mixture of hedgerows and panel fencing to borders and access gate across rear of the neighbouring properties to a shared passageway /side entry gate.

First Floor Accommodation

From the rear reception room stairs gives rise to split level first floor landing with ceiling light point and internal doors opens into:

Bedroom One

10'7" x 11'3" (3.24 x 3.43)

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

Bedroom Two

9'10",72'2" x 11'3" (3,22 x 3.45)

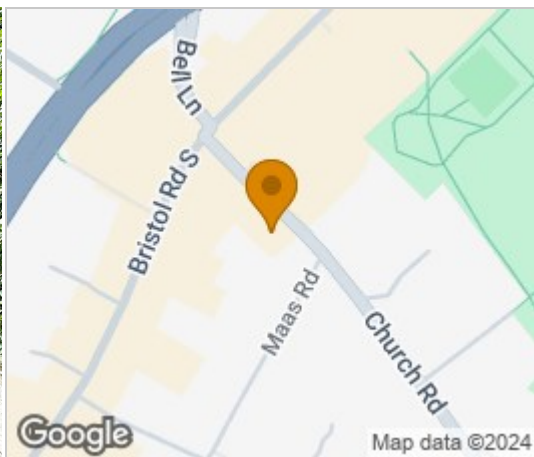
With double glazed window to the rear aspect, ceiling light point, over stairs storage area and central heating radiator.

Shower Room

12'2" x 5'8" (3.73 x 1.73)

With walk-in shower, wash hand basin on pedestal, low flush WC, double glazed window to side and rear respectively, fully tiled to all walls, laminate floor covering, central heating radiator, in-built boiler cupboard housing Worcester Bosch combination boiler and ceiling light point.





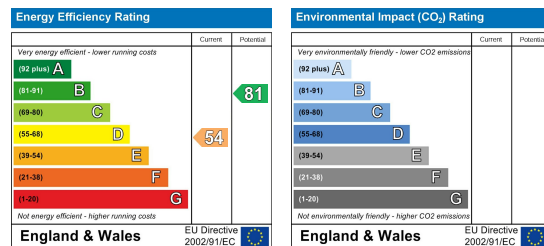
Floor Plan



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.

Energy Efficiency Graph



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.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.