



43 Church Hill

Northfield, Birmingham, B31 2JA

Offers In The Region Of £325,000



***FANTASTIC THREE BEDROOM FAMILY HOME!* This is a quite wonderful, beautifully presented, three bedroom semi-detached home which is situated in the local conservation area and which offers an abundance of charm and character throughout with some superb modern additions and surprisingly spacious accommodation inside! Ideally positioned for access to all of the nearby places of interest including the local schools, Northfield high street and amenities, a short distance from Northfield train station with its excellent commuter links and also well placed for the nearby motorway network. The house itself offers the following; Front driveway, entrance hall, front living room, rear living room with log burning stove, conservatory, modern kitchen and a wonderful landscaped rear garden. To the first floor there is an excellent main bedroom with en-suite shower room, two further good size double bedrooms and a family bathroom. To arrange your viewing of this wonderful home please call our Bournville team.**



Approach

This beautifully presented and surprisingly spacious three bedroom home is approached via a tarmac front driveway providing off street parking for multi vehicles with feature brick edging and a mixture of panel fencing and low level walls to boundaries with side wooden access gate giving access to the side return and rear garden and then feature inset composite leaded light stained glass double glazed front entry door opening into:

Vestibule

With tiled floor covering, exposed painted brickwork and original leaded light stained glass hardwood front entry door opens into:

Entrance Hall

With stairs with decorative balustrades to the first floor, frosted double glazed window to the side aspect, laminate wood effect floor covering, ceiling light point, central heating radiator, door opening into useful sizable storage cupboard with a fuse board, frosted double glazed window to the front aspect, wall mounted alarm box, central heating radiator and gas meter and further door from the hallway opens into:

Modern Kitchen

9'09" x 9'03" (2.97m x 2.82m)

With a selection of cream fronted matching wall and base units with wood effect work surfaces, integrated four ring burner gas hob, integrated

Bosch oven with glass style splash back and stainless steel extractor above, ceramic sink and drainer with hot and cold mixer tap, feature under cupboard lighting, tiled effect floor covering, wine rack, integrated fridge and freezer, integrated dishwasher, integrated washing machine, double glazed window to the rear aspect, double glazed exterior door giving access to the rear garden, wall mounted contemporary column radiator and ceiling light point.

Rear Living Room

12' max x 13'09" max (3.66m max x 4.19m max)

With sliding double glazed patio doors opens into the conservatory, ceiling light point, cornice to ceiling, in-built shelving to alcoves, central heating radiator, feature inset log burning stove with exposed brick backing and raised slate hearth and door and step leads into:

Front Living/Dining Room

15'7" x 14'7" into bay (4.75m x 4.47m into bay)

With double glazed bay window to the front aspect, continued laminate floor covering, two ceiling light points, cornice to ceiling, central heating radiator and two wall mounted light points.

Conservatory

11'03" x 5'08" (3.43m x 1.73m)

With double glazed French doors with accompanying double glazed windows giving views and access to the rear garden, red quarry tiled flooring and wall mounted electric radiator.

Rear Garden

Being accessed from the kitchen, conservatory or side return leads out on to a fully landscaped rear garden with an initial patio area with plentiful outside seating and entertaining areas, railway sleeper retaining walls with steps leading up to the main garden area being laid with mainly mature lawn with garden shed, corner fitted patio for evening sunshine and being finished with panel fencing to all borders.

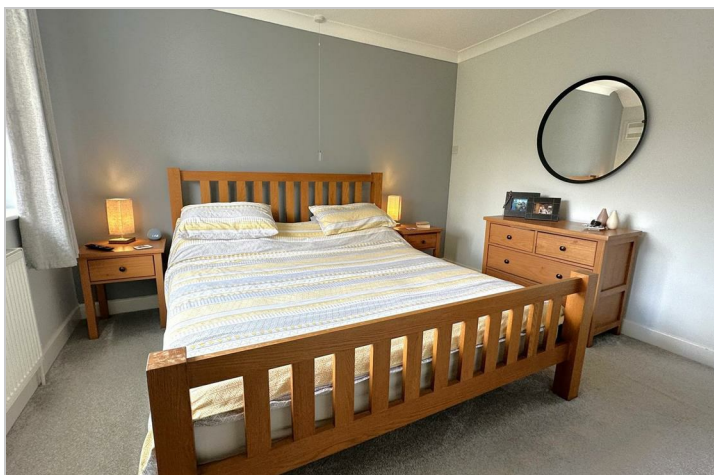
First Floor Accommodation

From the hallway staircase gives rise to the first floor landing currently utilised as a home office with frosted double glazed window to the side aspect, loft access point with pull down ladder being boarded and excellent storage space and internal doors opens into:

Bathroom

9'04" x 6'6" (2.84m x 1.98m)

With a four piece bathroom with a walk-in shower with mains powered shower over, panel bath with hot and cold mixer tap and shower attachment, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, wall mounted heated chrome towel rail, frosted double glazed window to the rear aspect, recessed spots to ceiling, fully tiled to all splash backs and floor.



Bedroom One

12' x 11'04" (3.66m x 3.45m)

With double glazed window to the rear aspect, ceiling light point, partial cornice to ceiling, central heating radiator and internal door opening into:

En-Suite Shower Room

2'10" x 8'10" (0.86m x 2.69m)

With frosted double glazed window to the rear aspect, walk-in shower with mains powered shower over, wash hand basin on pedestal with hot and cold push button low flush WC, heated chrome towel rail, recessed spots to ceiling and fully tiled to walls and floor.

Bedroom Two

11'07" x 13'03" (3.53m x 4.04m)

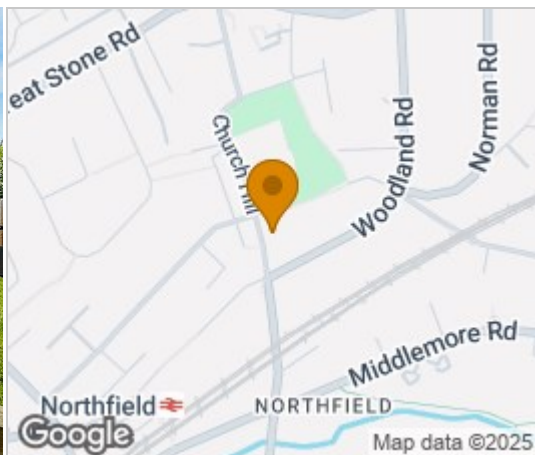
With double glazed window to the front aspect, cornice to ceiling, ceiling light point and central heating radiator.

Bedroom Three

9'11" max x 10'04" max (3.02m max x 3.15m max)

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





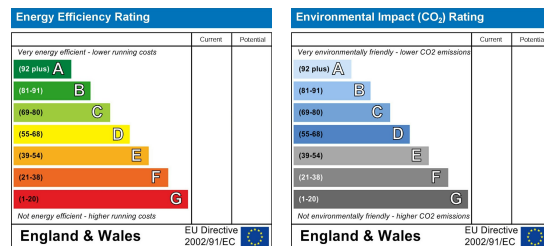
Floor Plan



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



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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.