



61 Northfield Road
Kings Norton, Birmingham, B30 1JD

Asking Price £650,000



***Simply Stunning - Extended Four-Bedroom Victorian Home *** This truly exceptional four-bedroom, three-storey Victorian residence, dating back to 1897, is a rare opportunity to own a piece of history that has been thoughtfully and stylishly extended for modern living. Bursting with period charm and contemporary flair, the home opens with an original Minton tiled hallway, setting the tone for the quality and character throughout. The heart of the home is the impressive extended kitchen, living, and dining space – an ideal area for entertaining and family life – which flows effortlessly onto mature, leafy gardens with multiple patios and seating zones. Alongside a spacious open-plan living and dining room. Upstairs, you'll find four generous double bedrooms, including an en-suite on the top floor and a beautifully appointed contemporary wet room on the 1st floor. Clever bespoke storage solutions are integrated throughout, and further benefits include a ground floor WC and utility room, and garden office potential for those working from home. Set in a sought-after location, you're just a short stroll from popular local schools, parks, and vibrant hubs including Bournville, Cotteridge, and Stirchley. Excellent transport links are nearby via Kings Norton and Bournville train stations. This is a home that truly combines character, comfort, and convenience – viewing is highly recommended!



Approach

This beautifully presented and extended four bedroom semi is approached via a brick block paved front driveway providing off street parking for multi vehicles and side return pathway giving access to the side and the rear of the property and steps leads up to original style hardwood front entry door with glazed window above opens into:

Entrance Vestibule

With Minton tiled flooring, wall mounted electric fuse box, cornice to ceiling, ceiling light point and original stained glass door with an accompanying above window opens into:

Main Hallway

With Minton tiled flooring, stairs with balustrading gives rise to the first floor, cornice to ceiling, ceiling light point, central heating radiator, bespoke under stairs storage and pantry, further bespoke seating and storage area with frosted double glazed sash window to the side aspect and original style interior doors opens into:

Open Plan Living and Dining Room

15'08" into bay x 13'03" (4.78m into bay x 4.04m)

Living room with exposed refurbished wooden floor, refurbished double glazed bay/sash windows to the front aspect, three central heating radiators, inset contemporary log burning stone on slate hearth and marble effect surround and mantle piece, two wall mounted light points, ceiling light point and open walkway into dining room.

Dining Area

13'03" x 11'05" (4.04m x 3.48m)

With inset fire with exposed brick, tiled hearth and wooden mantle piece and surround, ceiling light point with ceiling rose, cornice to ceiling, central heating radiator, continued exposed wooden floor covering and Crittall effect slimline double glazed French doors with accompanying side windows giving access to the inner courtyard.

Utility Room

6' x 5'4" (1.83m x 1.63m)

From hallway door opens into utility room with space facility for washing machine and tumble dryer, inset Belfast sink with hot and cold tap, metro tiling to splash backs, wall mounted Worcester Bosch combination boiler, slate work surfaces, in-built cupboards, red quarry tiled flooring, low flush WC, frosted sash window to the side aspect and ceiling light point.

Kitchen

9' x 10'08" (2.74m x 3.25m)

With a selection of hardwood painted base units with granite work surfaces incorporating Belfast sink with hot and cold mixer tap, double glazed window to the side aspect, space facility for fridge freezer and dishwasher, inset facility for a Range cooker with stainless steel splash back and stainless steel extractor fan, recessed spots to ceiling, tiled floor covering and open walkway into:



Superb Living and Dining Extension

15'10" x 8'03" (4.83m x 2.51m)

Contemporary extension with continued tiled floor with under floor heating, bi-folding doors giving access to the rear patio, drop down ceiling light point, two Velux roof lights, contemporary wall mounted radiator and open walkway into side return extension.

Superb Contemporary Extension

17' x 10'09" (5.18m x 3.28m)

With triple v-angled double glazed windows to the side aspects, incorporating double glazed bay window with in-built storage, picture window seat to the rear garden, further sliding slimline Crittall effect doors to inner courtyard, continued tiled floor covering with under floor heating and vaulted ceiling.

Rear Courtyard/Garden

Being accessed from the rear reception room or extension leads to inner courtyard with porcelain patio tiled floor with blue engineered brick pathway gives access to wooden door to the front driveway, then side pathway with raised planters, panel fencing and hedgerows gives access to the rear garden. With continued porcelain tiled full width patio being accessed from the side return or from the bi-folding doors from the kitchen, with feature exposed brick garden wall then leading onto a main garden area being laid mainly with mature lawn with hedgerows to boundaries incorporating mature trees, plants and shrubs, then in-turn leads to rear garden area with low maintenance being suitable for a child's play area with a further rear patio which then in-turn leads up to a garden room.

Garden Room

not measured (not measured)

With in-built electric lighting, single glazed windows to the front, French doors giving access and making superb potential for a home office, gym, studio or further use.

First Floor Accommodation

From hallway staircase with original balustrading gives rise to the first floor landing with ceiling light point, gallery, landing to the top floor and interior doors opens into:

Bedroom One

17'9" max x 13'06" (5.41m max x 4.11m)

With two double glazed sash windows to the front aspect with in-built shutters, triple in-built double wardrobes to alcoves, cornice to ceiling, central heating radiator and ceiling light point with ceiling rose.

Bedroom Two

11'06" x 12'11" (3.51m x 3.94m)

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

Contemporary Wet Room

9'01" max x 5'11" (2.77m max x 1.80m)

With walk-in shower with mains powered shower over, two frosted double glazed window to the side aspect, low flush WC, wall hung contemporary wash hand basin with hot and cold mixer tap, wall mounted storage cupboard, fully tiled to splash backs and floor, heated chrome towel rail, ceiling light point, two wall mounted light points, and wall mounted extractor.

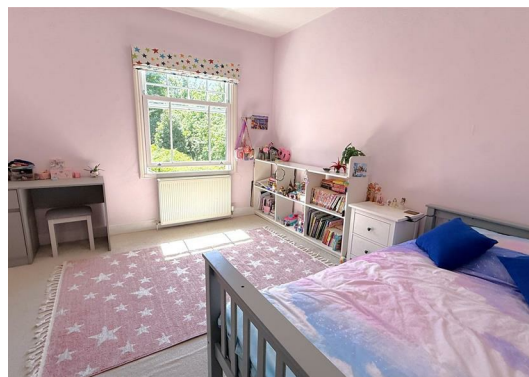
Bedroom Three

9'04" x 10'09" (2.84m x 3.28m)

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

Top Floor

From the first floor landing turning staircase with original style balustrades gives rise to the top floor gallery landing with double glazed Velux roof light to rear, in-built storage and shelving to landing area and hardwood internal door opens into:



Floor Plan



Bedroom Four

36'3" x 52'9" (11.06m x 16.10m)

With wooden framed double glazed picture window incorporating in-built storage and seat to the front aspect, further inbuilt storage to eaves space, ceiling light point and interior door opens into:

En-Suite Bathroom

9'07" x 5'10" (2.92m x 1.78m)

With panel bath with electric shower over, hot and cold mixer and shower attachment, wash hand basin on pedestal with hot and cold mixer tap, push button low flush WC, feature tongue and groove paneling, tiling to splash backs, double glazed Velux roof light to the front aspect, heated chrome towel rail and underfloor heating.



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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		