



37 Church Hill

Northfield, Birmingham, B31 2JA

Offers In The Region Of £390,000



A SIMPLY STUNNING 4 STOREY, 4 BEDROOM HOME! MUST VIEW! Located on the cusp of the 'Old Northfield' conservation area is this simply stunning, four bedroom, four storey extended period home which has the perfect blend of contemporary design alongside wonderful character features - **THIS MAYBE THE BEST HOUSE IN THE AREA!** Being well placed for all the area has to offer including some excellent local schools, commuter links via nearby Northfield train station alongside good motorway access, as well having Northfield, Longbridge village and also having Bournville just a little further afield. The house itself has been painstakingly updated over the years and offers the following; landscaped fore garden, entrance vestibule, entrance hallway, two wonderful reception rooms with period fireplaces, cellar (currently under refurbishment), guest cloakroom, stunning extended dining and professional kitchen and a landscaped rear garden with rear access to a garage. To the first floor there are two double bedrooms, reading area, contemporary bathroom and a third bedroom with vaulted ceiling and mezzanine sleeping area. Finally the top floor offers a beautiful fourth bedroom in the loft with exposed beams, bespoke in-built storage and a contemporary shower room. To book your viewing please call our Bournville sales team!



Approach

This four-storey, four-bedroom period terrace is set behind a low-level brick wall with planted hedgerows to the boundaries. A low-maintenance fore garden features landscaped steps leading up to a composite double-glazed, frosted front entry door, with an accompanying double-glazed fanlight above, opening into:

Entrance Vestibule

With Victorian style floor covering and original style leaded light, stained glass festival door with an accompanying single glazed window above opening into:

Main Entrance Hallway

Stairs with decorative balustrades rise to the first-floor landing. The entrance hall includes feature archways, ceiling cornice, a ceiling light point with ceiling rose, a wall-mounted light point, and a central heating radiator. The Victorian-style tiled floor covering continues throughout. A double-glazed window faces the side aspect. There is access to the cellar via a door, and stripped pine internal doors with original-style furnishings open into:

Front Reception Room

14'03" into bay x 12'10" (4.34m into bay x 3.91m)

A feature bay window with in-built shutters faces the front aspect. The room includes a ceiling light point, ceiling cornice, picture rail, and an inset decorative cast iron fireplace set on a raised slate hearth. The wooden floor covering is exposed and refurbished, and there is a selection of in-built storage cupboards.

Dining Room

13'04" x 10'10" (4.06m x 3.30m)

The room features a continued exposed and refurbished wooden floor covering. Double-glazed French doors with accompanying windows above provide views of and access to the rear garden. Additional features include an inset decorative cast iron fireplace on a raised tiled hearth, picture rail, ceiling cornice, a drop-down ceiling light point, and a central heating radiator.

Cellar

11'10" x 16'11" (3.61m x 5.16m)

In the mist of being refurbished, re-plastered and new flooring offers excellent further useable living space with lighting.

Guest WC

3'03" x 3'04" (0.99m x 1.02m)

With hidden cistern low level push WC in an in-built vanity unit also with ceramic sink with hot and cold mixer tap, continued Victorian style tiled floor covering, metro tiling to half wall height and wall mounted light point.

Superb Extended Chef Kitchen and Dining Room

30' x 8'06" max (9.14m x 2.59m max)

The kitchen is fitted with a contemporary selection of light grey wall and base units, including a corner larder unit and in-built triple oven with hidden drop down shelving behind the two end wall cupboards. Slate work surfaces incorporate a one and a half bowl stainless steel sink and drainer with boiling water tap, positioned beneath a double-glazed window to the side aspect. Additional features include feature under-cupboard lighting, space for an American-style fridge freezer, an integrated four-ring burner gas hob with contemporary in-built stainless steel extractor over, and an in-built dishwasher. A further chef-style circular food waste disposal sink and drainer with instant boiling water mixer tap being positioned beneath another double-glazed side window. The room benefits from two drop-down ceiling light points, a vaulted ceiling area, and an open walkway into the extended rear section via a breakfast bar with wireless charging. The extension includes a picture double-glazed window to the side aspect, a lantern ceiling light point, and double-glazed French doors providing views and access to the rear garden. Additional features include recessed ceiling spotlights, a contemporary wall-mounted radiator, and a porcelain tiled floor.

First Floor Accommodation

From the hallway, a staircase with decorative balustrades leads to a split-level first-floor landing. This area includes an over-stairs storage cupboard and continues to bespoke in-built under-stairs storage. A double-glazed window faces the front aspect, and a further staircase provides access to the top-floor landing. Additional features include a ceiling light point, partial ceiling cornice, a further feature archway, and internal doors opening into:

Bedroom One

13'02" x 10'9" (4.01m x 3.28m)

With exposed wooden floor covering, central heating radiator, ceiling light point, double glazed window to the rear aspect and in-built shelving to alcoves.

Bedroom Two

10'9" x 12'01" (3.28m x 3.68m)

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

Bathroom

9'02" max x 5'09" max (2.79m max x 1.75m max)

This enlarged bathroom offers push button WC, wash hand basin on vanity unit with under sink storage and hot and cold mixer tap, contemporary wall mounted chrome towel rail, frosted double glazed

window to the side aspect, inset p-shaped panel bath with mains powered shower over, contemporary bespoke tiling to all splash backs, porcelain tiled flooring and in-built airing cupboard housing the Worcester Bosch combination boiler,

Bedroom Three

8'07" max x 8'05" max (2.62m max x 2.57m max)

This superb third bedroom mezzanine with double glazed window to the rear aspect, Victorian style floor mounted radiator, ceiling light point, cornice to ceiling and staircase gives rise to bedroom/study area with double glazed Velux roof light to the side aspect, various in-built storage, vaulted ceiling, reading and seating areas,

Top Floor Accommodation

From the first floor landing stairs gives rise to the top floor landing with bespoke in-built wardrobes providing excellent storage space, further eaves storage space and door opens into:

Bedroom Four

13'08" max x 15'01" max both with restricted head (4.17m max x 4.60m max both with restricted head he)

A stunning loft conversion with exposed beam work, two double glazed Velux roof lights to the front aspect, in-built low level storage and bedroom furniture, feature acoustic paneling to the reading area, ceiling light point and door opening into:

Contemporary En-Suite

3'05" x 8' (1.04m x 2.44m)

With double glazed Velux to the rear aspect, wash hand basin on vanity unit with hot and cold mixer tap, walk-in shower cubicle with mains powered shower over, fully tiled to splash backs and floor, Saniflo wc system, wall mounted light point and heated chrome towel rail.

Rear Garden

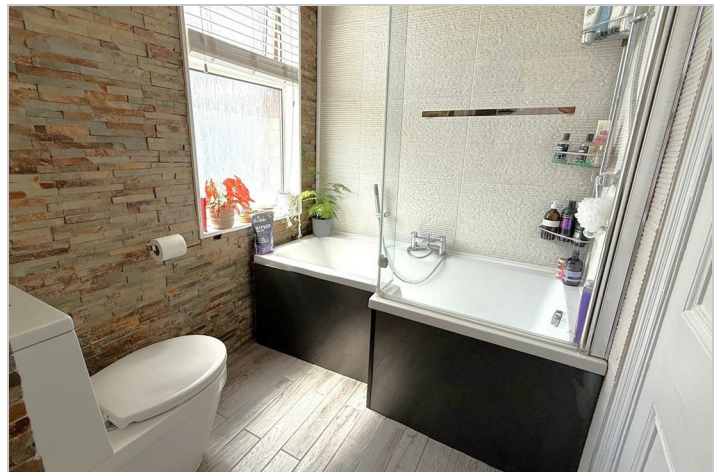
Accessed directly from the kitchen diner, the property opens out to a landscaped rear garden. An initial porcelain-tiled side return and patio area includes raised brick flowerbeds with a variety of decorative trees, plants, and shrubs. This space also features an outdoor seating area with a wooden pergola and integrated lighting. A low-level wall and step

lead down to the main garden area, which includes a blue engineering brick patio and further seating area, continuing onto a mature lawn. The garden is bordered by well-stocked decorative flowerbeds, with a mixture of hedgerows and panel fencing to the perimeter. Towards the rear of the garden, further decorative planting is present along with a timber garden shed. A pathway leads to a secluded rear patio, designed for additional outdoor seating and entertaining. This area benefits from evening sunlight, outside lighting, acoustic paneling, and a rear wooden access gate, which in turn provides access to the rear garage.

Garage

16' x 18'08" (4.88m x 5.69m)

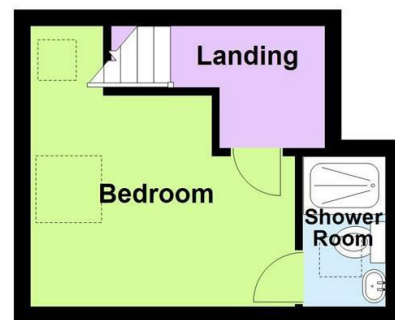
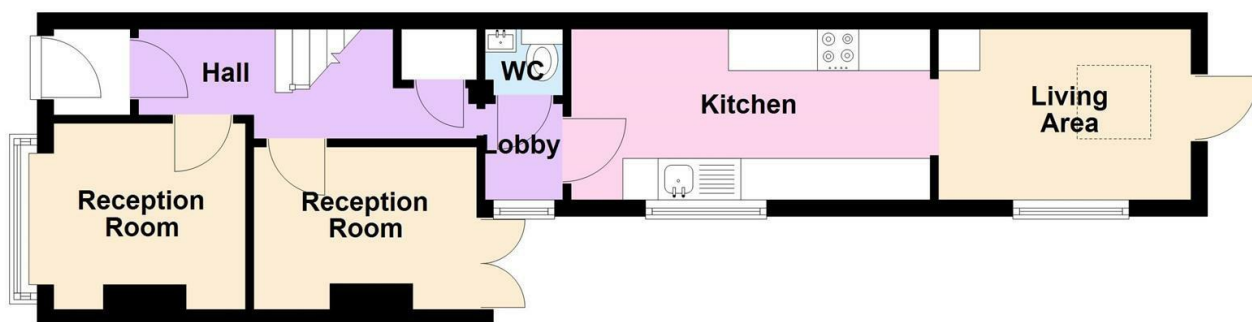
Being accessed from the side access road and providing rear off side parking and storage if needed, with metal up and over door to the front aspect and providing excellent storage space.





Floor Plan

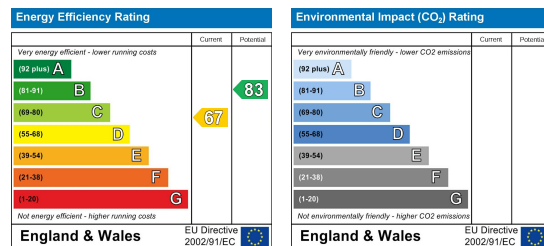
Church Hill - NOT TO SCALE - For illustrative purposes only



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. 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.