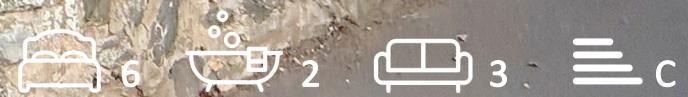




56 Norman Road  
Northfield, Birmingham, B31 2EP

Asking Price £600,000



**\*WONDERFUL 6 PLUS BEDROOM PERIOD HOME - NO CHAIN!\*** Located on the ever-popular Norman Road behind a front garden and driveway is this simply beautiful, vastly extended, three-storey period home, which boasts a plethora of period features alongside some wonderful modern additions – be prepared to fall in love! Having been painstakingly updated and improved over the years whilst still retaining all of its charm, this sizable home offers superb space and style in a location that is hard to beat, with the added bonus of having no onward chain. On the cusp of the Bournville Village Trust, you have all of the local places of interest close at hand including excellent schools, superb transport links with Northfield train station nearby, and of course all of the amenities in Bournville, Northfield and further afield to Longbridge Village, Cotteridge, Stirchley and Kings Norton. Briefly offering; front drive and gardens, ornate entrance storm porch with stained glass windows and front French doors, vestibule with stained glass entrance door and accompanying fan window, impressive entrance hall, front dining room with bay window and fireplace, rear living room with fireplace and French doors, rear lobby and conservatory, superb extended dining kitchen, breakfast room, side garage, guest WC and a manicured mature rear garden with various seating areas and summer house. To the first floor there are three double bedrooms, a family four-piece bathroom, further single bedroom/nursery, and a staircase rising to the top floor with two further double bedrooms, dressing room with plentiful storage and a top floor shower room. This is a rare opportunity! To book your viewing please call our Bournville Sales Team.



#### Approach

This extended six/seven bedroom semi-detached property is set behind a low-level brick wall with decorative hedgerows and flower beds. A brick block driveway provides off-road parking and leads to wooden double opening doors into the garage. An ornate archway with stained glass leaded French doors gives access to:

#### Entrance Vestibule

Original-style mosaic tiled floor, ceiling light point, ceiling to cornice, wall-mounted gas meter and a stained glass leaded light door with matching stained glass window above leading to:

#### Entrance Hall

With Original red quarry tiled floor, ceiling light point, ceiling cornice, decorative staircase with balustrade rising to the first floor, under-stair storage cupboard, and internal doors to:

#### Ground Floor WC

5'09 x 3'11 (1.75m x 1.19m)

Tiled floor, half-height wall tiling, low flush WC, corner wash hand basin with mixer tap and storage beneath, ceiling light point, and ceiling cornice.

#### Front Reception Room

12'09 x 12 (3.89m x 3.66m)

Feature decorative fireplace with wooden surround, double glazed bay window to the front, ceiling light point, radiator, picture rail, and ceiling cornice.

#### Rear Reception Room

15'10 x 12'01 (4.83m x 3.68m)

Feature decorative fireplace with wooden surround, two radiators, picture rail, ceiling cornice, and glazed wooden French doors with side panels opening into:

#### Rear Lobby

Hardwood floor, radiator, ceiling light point, and arched walkway to:

#### Conservatory

13'01 x 12'05 (3.99m x 3.78m)

Double glazed windows and French doors to the garden, radiator, and ceiling light point.



**Kitchen/Dining Extension**  
17'01 x 16'06 (5.21m x 5.03m)  
Fitted with hardwood duck-egg blue wall and base units, block wooden work surfaces, island unit with breakfast bar, inset Belfast sinks with mixer taps, space for range cooker with extractor, and tiled splashbacks. Includes vaulted ceiling with Velux windows, double glazed rear window, radiator, Island unit and breakfast bar and wooden floor.



**Breakfast Room**  
10'0 x 9'06 max (3.05m x 2.90m max)  
Accessed from the hall or kitchen, with wooden floor, radiator, ceiling light point, ceiling cornice, chimney breast recess, built-in cupboards, and arched walkway to:

**Study/Further Storage**  
10'10 x 6'03 (3.30m x 1.91m)  
With continued wooden floor covering, two ceiling light points, central heating radiator, cornice to ceiling and picture rail.

**First Floor Accommodation**  
With stairs giving rise to the first floor with further turning staircase, ceiling light point, central heating radiator and internal doors opening in to:

**Bedroom One**  
12'02 x 13'09 (3.71m x 4.19m)  
With wooden floor covering, ceiling light point, central heating radiator, picture rail, cornice to ceiling, wooden mantelpiece and surround, chimney breast and double glazed widow to the rear aspect.

**Bedroom Two**  
12'07 x 12'02 (3.84m x 3.71m)  
With ceiling light point, central heating radiator, cornice to ceiling, picture rail and double glazed bay window to the front aspect.

**Bedroom Three**  
17 x 9'06 max (5.18m x 2.90m max)  
With ceiling light point, central heating radiator, cornice to ceiling, picture rail and two double glazed windows to the rear aspect.

**Bathroom**  
16'10 x 5'06 (5.13m x 1.68m)  
A stunning Victorian style bathroom features, checkerboard tiled floor covering with complementary splash backs, cornice to ceiling, two ceiling light points, hand wash basin on pedestal with hot & cold mixer tap, heated chrome Victorian style radiator, low flush WC, walk-in double shower with mains power shower over and two frosted double glazed windows to the front aspect.

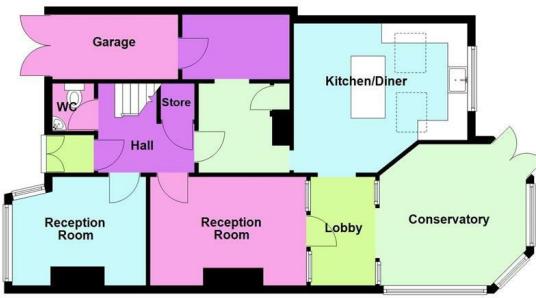
**Bedroom Four/Nursery**  
7'04 x 10'01m (2.24m x 3.07mm)  
With ceiling light point, picture rail, cornice to ceiling, central heating radiator and double glazed to the side aspect.

**Top Floor Accommodation**  
With turning staircase giving rise to the top floor landing and interior doors opening in to:





Norman Road - NOT  
TO SCALE - For  
illustrative purposes  
only



## Bedroom Five/Dressing Room

14'4" x 11'04 max restricted head height (4.37m x 3.45m max restricted head height)  
With ceiling light point, central heating radiator, eaves storage space, in-built shelved over stair storage, double glazed Velux roof light to the rear aspect.

## Bedroom Six

12'10 x 10'09 max (3.91m x 3.28m max)

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

## Bedroom Seven

13'09 into bay x 12'03 (4.19m into bay x 3.73m)

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

## Top Floor Shower Room

14'04 x 6'04 max (4.37m x 1.93m max)

With checkerboard tiled floor covering, ceiling light point, central heating radiator, walk-in shower with electric shower over, hand wash basin vanity unit with hot & cold mixer tap, low flush WC, further in-built storage to the Eaves space and double glazed Velux window to the front aspect.

## Garage

14'04 x 6'04 (4.37m x 1.93m)

With wooden opening doors to driveway, ceiling light point, wall mounted Bosch combination boiler and wall mounted electric meter.

## Rear Garden

With access from the conservatory, with initial outside floor with patio for the use of seating and entertaining, leading on to low maintenance AstroTurf garden, with decorative flowers to all borders, with a further selection of mature trees and shrubs, hard standing for further garden shed and double opening French doors leading in to:

## Summer House

7'07 x 13'09 (2.31m x 4.19m)

Being previously used as a studio - a suitably converted to home office/work space, with electric, lighting and single glazed window overlooking the garden.

## Council Tax Bands

According to the Direct Gov website the Council Tax Band for 56 Norman Road, Northfield, Birmingham, West Midlands, B31 2EP is band E and the annual Council Tax amount is approximately £2,734.11, subject to confirmation from your legal representative. subject to confirmation from your legal representative.

## Tenure

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

