



16 New Meadow Close

Northfield, Birmingham, B31 3XT

Offers In The Region Of £240,000



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MUST BE VIEWED!!! We are pleased to offer this three bedroom semi detached property being located on this popular residential development. The property comprises of: driveway, reception hallway, living room, kitchen diner with access to the rear garden. To the first floor there are three bedrooms and the family bathroom. The property also benefits from double glazing, gas central heating and no upward chain. EPC rating TBC. Viewing is highly recommended and can be arranged by our Kings Norton office.



Approach

The property is approached via a front driveway providing off road parking and lawned area with mature hedges to borders leading to a side access gate to the rear garden and front entry door opening into:

Entrance Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation and door opening into:

Living Room

11'0" max x 15'0" max (3.377 max x 4.588 max)

With double glazed bay window to the front aspect, gas fire with tiled hearth and wooden mantle piece, ceiling light point, central heating radiator, door opening into useful under stairs storage cupboard with ceiling light point and shelving and further door opening into:

Kitchen/Diner

14'3" max x 8'6" max (4.367 max x 2.609 max)

Kitchen area with a selection of matching wall and base units with integrated oven and four ring burner hob with extractor over, wall mounted Baxi boiler, double glazed window to the rear aspect, tiling to splash back areas, space facility for washing machine, integrated fridge and freezer and breakfast bar area. Dining area with a central heating radiator, ceiling light point, doubled glazed window with an accompanying double glazed door giving access to the rear garden.

First Floor Accommodation

From hallway, there is a stair lift which can be removed, stairs gives rise to the first floor landing with loft access point, ceiling light point, obscure double glazed window to the side aspect, door opening into useful storage cupboard housing the water tank and further doors opening into:

Bathroom

5'10" x 5'6" (1.803 x 1.687)

With an obscure double glazed windows to the rear aspect, ceiling light point, bath with mixer tap and shower attachment and electric wall mounted shower over, wash hand basin on pedestal with mixer tap over, low level push button WC, central heating radiator and tiling to walls.

Bedroom One

8'1" max x 14'0" max (2.470 max x 4.273 max)

With double glazed window overlooking the front garden, ceiling light point and central heating radiator.

Bedroom Two

9'9" max x 8'1" max (2.995 max x 2.486 max)

With double glazed window overlooking the rear garden, ceiling light point and central heating radiator.

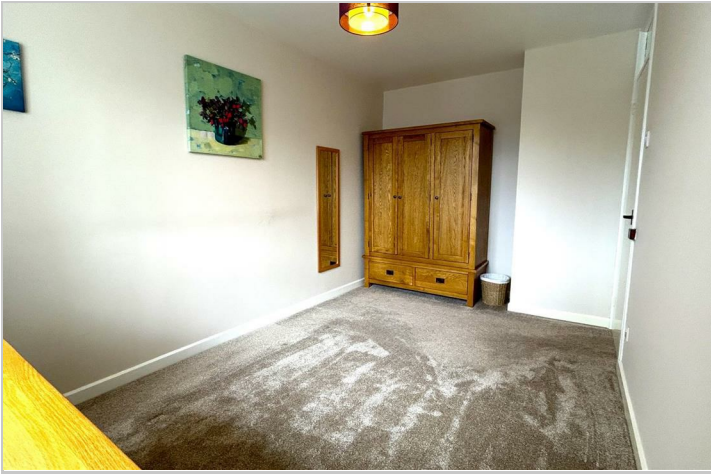
Bedroom Three

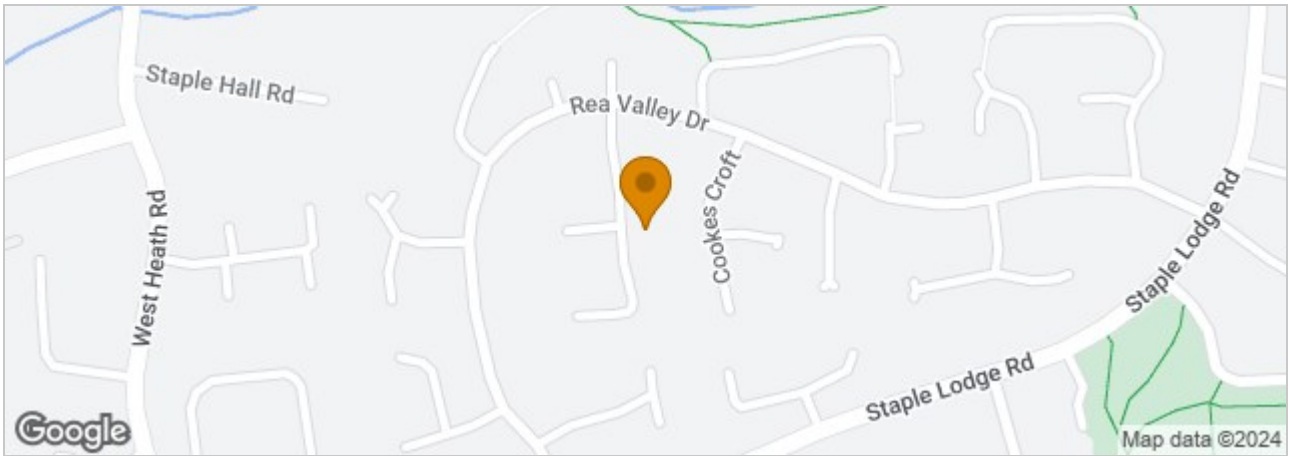
6'0" max x 7'6" max (1.838 max x 2.295 max)

With double glazed window overlooking the front garden, ceiling light point, over stairs storage area and central heating radiator.

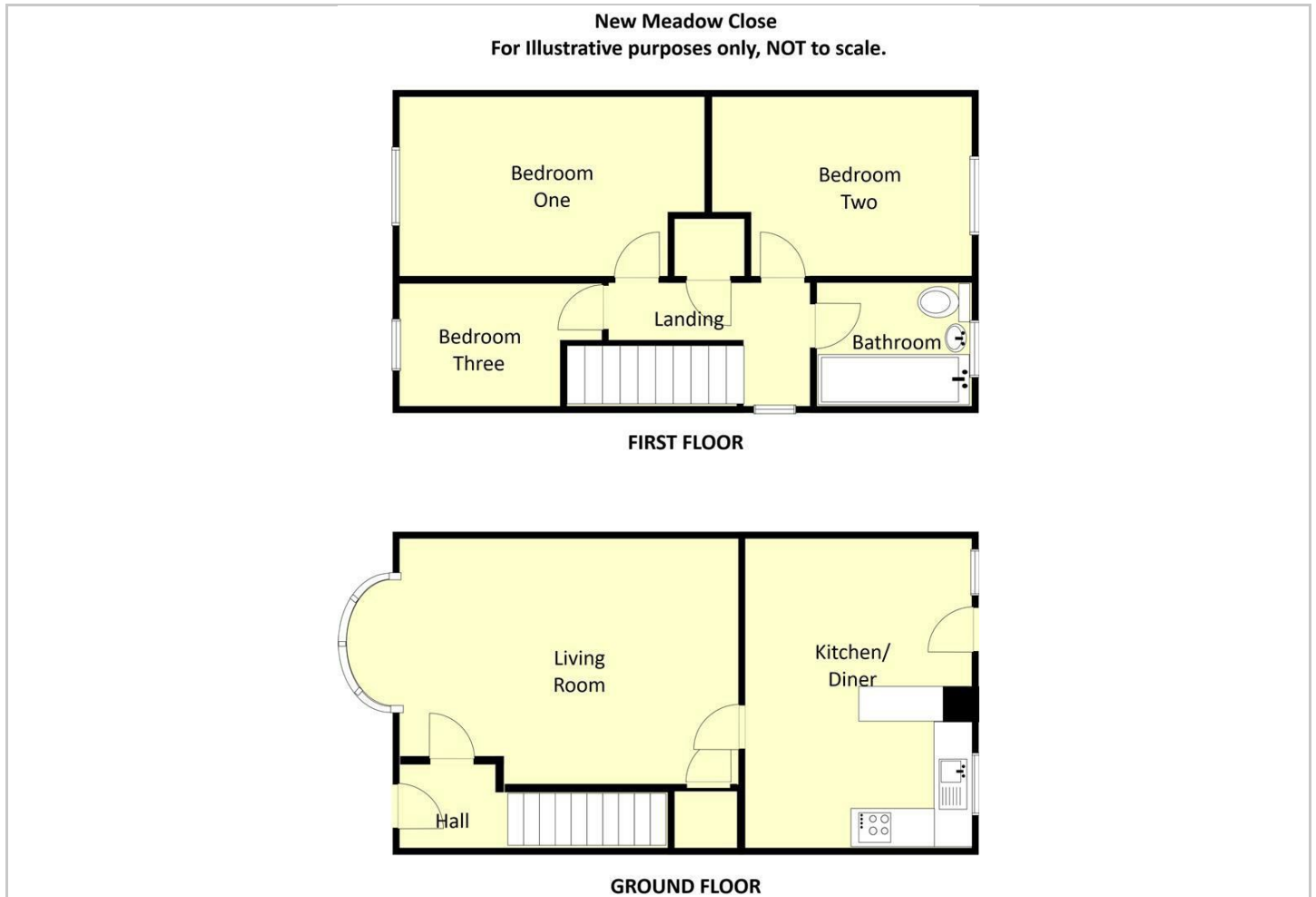
Rear Garden

Being accessed via the side gate or from the dining room leads to a paved patio area with a further patio area to the side with garden shed and step leading to a mature lawned area with decorative trees, plants and shrubs to borders.





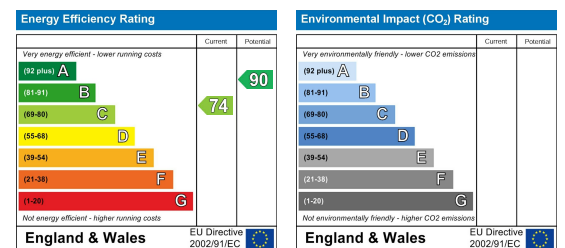
Floor Plan



Viewing

Please contact our Kings Norton Office on 0121 459 2299 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.