



**Connells**

Wistaria Close  
Northfield



## Property Description

This charming end-terraced home, part of the sought-after Bournville Village Trust, boasts two double bedrooms and a spacious side garage/utility area and downstairs office with ensuite WC. The property features a stunning private rear garden, perfect for relaxation and outdoor activities.

Inside, the spacious through lounge offers a versatile living space, while the well-appointed fitted kitchen is ideal for culinary enthusiasts.

As you enter the converted garage, you'll be immediately impressed by the generous space, ideal for anyone in need of a robust utility area, a dedicated workspace, or storage. It also features a convenient and private office, complete with an ensuite toilet. This room is perfect for remote working or as a quiet retreat for study and hobbies.

This property combines classic village charm with modern living comforts.

## Entrance Hall

Double glazed door and window, panelled radiator, vinyl wood effect floor.

## Cloakroom

To rear behind office, low flush w.c.

## Lounge

10' 10" x 9' 7" ( 3.30m x 2.92m )

French doors to garden, serving hatch to kitchen, two ceiling light points, two wall lights, gas fire, panelled radiator, triple double-glazed windows with blinds.

## Kitchen

9' 4" x 7' 4" ( 2.84m x 2.24m )

double glazed window with blind, integrated microwave and electric oven, ceramic hob, range of matching wall and base units, sink with drainer, fully tiled, pantry cupboard with shelving.

## Play Room/Office/Utility

11' 7" x 16' 10" ( 3.53m x 5.13m )

Used to be garage now converted into office area with power points, double glazed door to utility and large playroom space, further double-glazed door to garden, space for large fridge freezer.

## Landing

Loft access, double glazed window.

## Bedroom One

14' 2" x 9' 4" ( 4.32m x 2.84m )

Two double built-in wardrobes, drawers and mirror, further shelved storage, two double glazed windows, wall t.v point, ceiling light point, panelled radiator.

## Bedroom Two

10' 2" x 9' 7" ( 3.10m x 2.92m )

Triple double-glazed windows, built-in cupboard with rail and shelf, loft access with pull down ladders, fully boarded loft, ceiling light point, panelled radiator.

## Bathroom

Suite comprising of low flush w.c, hand wash basin, panelled bath with electric shower overhead, shower screen, tile effect vinyl flooring, large shelved cupboard, fan, ceiling light point, panelled radiator, frosted double glazed window to front elevation with blind, shaving mirror.

## Front Garden

Grass and driveway for 2 cars, outside tap, power supply, security light.

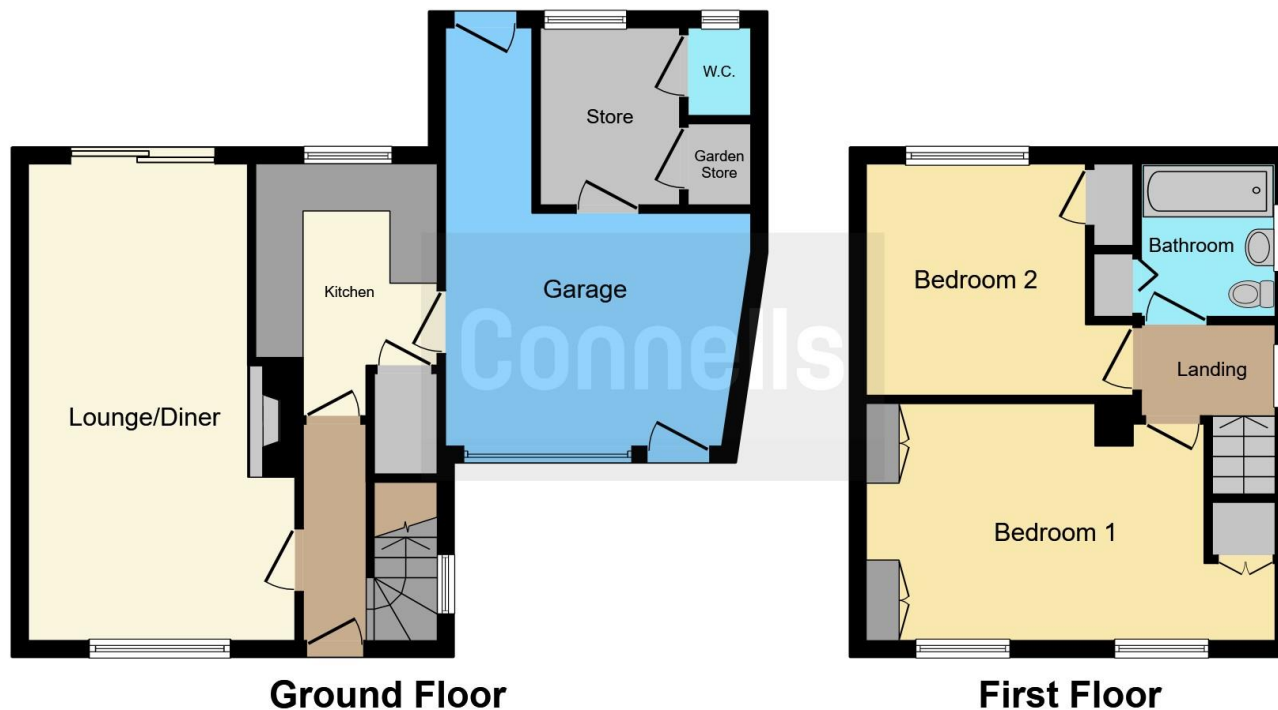
## Rear Garden

Patio, lawn, one tree, outside tap, power supply, security lights.









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**EPC Rating: C**

Tenure: Freehold

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