



Connells

New House Farm Drive
Northfield

New House Farm Drive Northfield B31 2FW

for sale
£390,000



Property Description

This beautifully presented three-bedroom home is arranged over three spacious floors and offers modern, comfortable living in a sought-after Northfield location.

The ground floor boasts a stunning open-plan kitchen and living area, ideal for entertaining or relaxing with family. The contemporary kitchen is fully fitted with built-in appliances and benefits from direct access to the rear garden through elegant French doors, allowing natural light to flood the space. A convenient downstairs WC completes the ground floor layout.

On the first floor, you'll find two generously sized bedrooms along with a stylish family bathroom featuring a panelled bath with overhead shower, low flush WC, and hand basin. The spacious landing provides additional flexibility and could easily be utilised as a home office or study area.

The second floor is dedicated to a luxurious master suite, complete with a large bedroom, integrated wardrobe space, and a modern en-suite bathroom fitted with a walk-in shower.

Externally, the property benefits from a private driveway, offering off-road parking and garage.

This is a fantastic opportunity to acquire a well-appointed family home offering space, style, and convenience in equal measure.

Entrance Hallway

Panelled radiator, ceiling light point, doors and stairs off

Downstairs W.C

Low flush w.c, hand basin, panelled radiator, ceiling light point.

Open Plan Kitchen Lounge

29' 4" x 15' 1" (8.94m x 4.60m)

lounge:

tv point, ceiling light point, french doors to rear garden, panelled radiator.

kitchen:

Integrated double oven, hob, fan extractor, matching wall and base units, space for washing machine.

Landing

Two ceiling light points, panelled radiator, doors off

Bedroom One

14' 3" x 11' 11" (4.34m x 3.63m)

Tv point, window to front elevation, fitted wardrobe space.

Ensuite

Walk in shower, low flush w c, hand basin, heated towel rail, skylight, ceiling light point.

Bedroom Two

11' 10" x 8' 3" (3.61m x 2.51m)

Panelled radiator, ceiling light point, window to front elevation.

Bedroom Three

12' x 8' 1" (3.66m x 2.46m)

Window to rear elevation, ceiling light point, tv point.

Bathroom

Part tiled, panelled bath with shower overhead, hand basin, low flush w.c, heated towel rail, window to rear elevation.

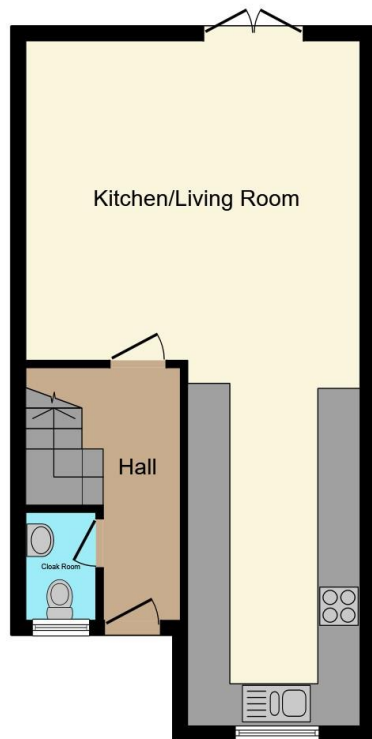
Rear Garden

Part patio, grass area, timber fence surround.

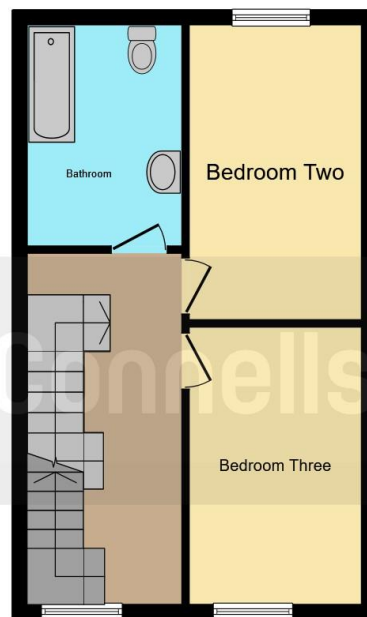




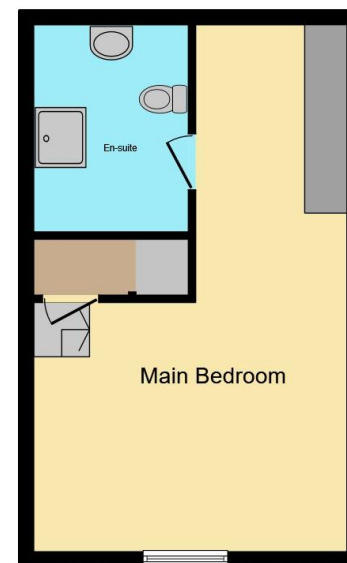




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
BIRMINGHAM B17 9QE

EPC Rating: B Council Tax
Band: D

Tenure: Freehold

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