



Connells

Woodbrooke House 46 New House Farm Drive
Northfield

Woodbrooke House 46 New House Farm Drive Northfield B31 2GP

for sale
£70,000



Property Description

This modern and spacious apartment is designed for comfortable living and offers a seamless blend of open plan areas. As you step inside, you are greeted by an excellent entrance hallway that leads you to the heart of the home.

The lounge area is thoughtfully laid out, with plenty of natural light streaming in through large window, creating a bright and inviting space. This area seamlessly connects to the dining area, making it ideal for entertaining guests or family gatherings. The open plan design ensures that the conversation and laughter flow effortlessly throughout the space.

Adjacent to the dining area is the fully fitted kitchen, which boasts sleek and contemporary fixtures and appliances. Whether you are a seasoned chef or simply enjoy cooking, this kitchen is a dream come true. The ample counter space and storage options make it easy to prepare and serve delicious meals.

The apartment also features a well-appointed bathroom, with modern fixtures and a relaxing bathtub. Whether you prefer a quick shower or a long soak after a busy day, this bathroom caters to your every need.

Approach

Set within a cul de sac setting, this modern low rise apartment block benefits from private allocated parking with ample additional visitors parking spaces, together with a bicycle store, secured door intercom system.

The new house farm drive is located close to the Bristol road. It is perfectly placed to offer stunning private woodland views. The flat offers a tranquil and serene environment, surrounded by lush greenery and the beauty of nature. With its convenient location, residents can enjoy the peacefulness of the countryside while still having easy access to amenities and transportation. New House Farm drive provides a perfect retreat for those seeking a peaceful and picturesque living experience.

Hallway

Ceiling light point, door entry phone system, double opening doors onto utility area housing washing machine and water tank, perfect storage space



Lounge/Diner/Kitchen

9' 3" x 28' 9" (2.82m x 8.76m)

Perfect open plan living, kitchen area is fully fitted with a range of matching wall and base units integrated oven, induction hob, extractor fan, stylish stainless steel splashback, integrated fridge freezer, inset sink unit with mixer tap, ample work surfaces for food preparation, dining area ample to house a dining table and 4 chairs, lounge area having wall mounted electric heater, tv point, double glazed french doors onto a private woodland view

Double Bedroom

8' 7" plus recess x 16' 1" (2.62m plus recess x 4.90m)

Double bedroom perfect size for wardrobes and also adding a desk if you need to work from home, wall mounted heater, tv point, large double glazed opening window.

Bathroom

Modern white suite comprising of panelled bath with mixer shower and screen, wash hand basin with mixer tap , low flush w.c, ceiling light point, extractor fan, stylish part tiling to the walls, heated towel rail.

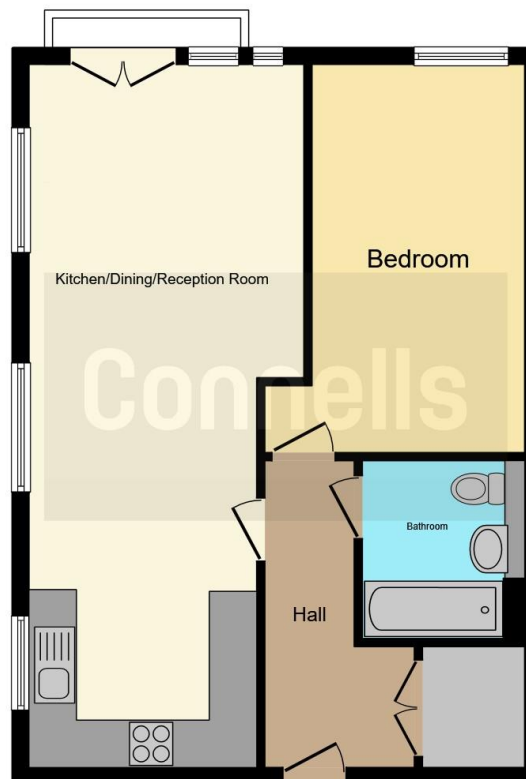
Agents Note

Please note this is a 40% Shared Ownership with Clarion Housing.









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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158 High Street Harborne
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EPC Rating: B Council Tax
 Band: B

Service Charge: 119.37 Ground Rent:
 100.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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