



Connells

Northolt Grove
Birmingham

Northolt Grove Birmingham B42 2JH

for sale offers over
£350,000



Property Description

This impressively extended semi-detached home delivers exceptional space and versatility across both floors, making it ideal for growing families or those seeking flexible living arrangements.

Step inside to discover a thoughtfully arranged ground floor featuring a welcoming porch and entrance hall, a cosy sitting room, an expansive main lounge, a third reception room perfect for a playroom or home office, a bright kitchen/diner, a separate utility room, and a convenient ground floor shower room.

Upstairs offers four well-proportioned bedrooms, including a master with en-suite, and a sleek family bathroom - perfect for busy households.

Outside, the property boasts a generous rear garden ideal for entertaining or relaxing while the spacious driveway provides ample off-road parking to the front.

Set in a highly sought-after location with excellent access to popular schools, local shops and supermarkets, and easy routes into Birmingham City Centre.

Early viewing is essential to appreciate the full scale, superb layout, and future potential of this fantastic home. Contact us today to secure your viewing, properties like this don't stay on the market for long.

Entrance

One ceiling light, One double radiator, Under stairs storage

Lounge

21' x 11' (6.40m x 3.35m)

Two ceiling lights, two single radiators, Gas fireplace, Sliding doors to garden

Dining Room

13' 2" x 11' (4.01m x 3.35m)

Window to front double glazed, One ceiling light, One double radiator

Kitchen

16' 9" x 6' 9" (5.11m x 2.06m)

Window to rear double glazed, Two ceiling lights, One double radiator, Fitted kitchen, Gas hob, Extractor fan, Door to pantry

Utility Room

16' 2" x 6' 1" (4.93m x 1.85m)

Door to garden, Access to downstairs bathroom

Downstairs Bathroom

Window to rear double glazed, WC, Wash hand basin, Shower cubicle, Mix taps, Gas shower, One ceiling light

Bedroom One

13' 4" x 11' (4.06m x 3.35m)

Window to front double glazed, One ceiling light, One double radiator

Bedroom Two

13' 5" x 11' (4.09m x 3.35m)

Window to rear double glazed, One ceiling light, One single radiator, Fitted wardrobe, Ensuite

Bedroom Two Ensuite

Window to rear double glazed, WC, Wash hand basin, Corner bath, Electric and gas shower, Fully tiled

Bedroom Three

17' 3" x 6' 5" (5.26m x 1.96m)

Window to front double glazed, One ceiling light, One single radiator, Downstairs bedroom, Garage conversion

Bedroom Four

13' 9" x 6' 1" (4.19m x 1.85m)

Window to front double glazed, One ceiling light, One single radiator

Bathroom

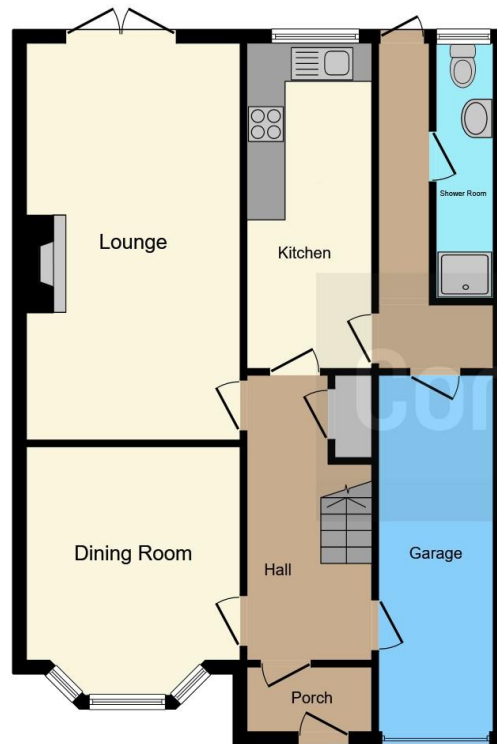
8' 8" x 6' 4" (2.64m x 1.93m)

Window to front double glazed, One ceiling light, One single radiator, Fully tiled, Wash hand basin, WC, Gas shower, Bath, Mix taps









Ground Floor



First 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 357 6877
E greatbarr@connells.co.uk

907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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