




YOUR MOVE
Murray Rogers

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Josiah Road, Northfield,
Birmingham

£169,950

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DESCRIPTION

This is a superb house, a spacious and in our opinion beautifully presented property nestling on one of the more sought after roads in Northfield and offered now to the market with the added benefit of no onward chain . With off street parking ,superb through reception room, lovely rear garden and modern fitted kitchen and bathroom this house is a must for an early inspection. Call or email for your viewing appointment. EPC RATING E

HALLWAY

UPVC exterior door and double glazed window with side aspect, wood effect laminate flooring, a radiator an electrical socket and under stair storage.

RECEPTION ROOM

Front aspect with double glazed bay window and UPVC french doors to rear. Wood effect laminate flooring, two radiators, gas fire, ample sockets and TV/Telephone points.

KITCHEN

Rear aspect with double glazed window, matching wall and base units and tiled splash backs. The gas hob is integral with oven below and an extractor hood above. There is space for washing machine and dish washer with fittings and space for a free standing fridge freezer. There is also under stair storage and the flooring is wood effect laminate.

STAIRS

LANDING

Side aspect with obscured double glazed window, carpet flooring and loft hatch.

BEDROOM 1

Rear aspect with double glazed bay window, including window seat with storage. There is a radiator and carpet flooring.

BEDROOM 2

Front aspect with double glazed bay window, carpet flooring and a radiator.

BEDROOM 3

Front Aspect with double glazed window, carpet flooring and a radiator.

BATHROOM

Side and rear aspect with obscured double glazed windows, low level WC, pedestal sink, heated towel rail and storage housing boiler.

REAR GARDEN

Secluded, mature rear garden with lawned area and pathway leading to decking area. There is also side access.

FLOORPLAN

DIMENSIONS

Hallway

1.78mx3.38m(5'10"x11'1")

Reception Room

3.33mx7.01m(10'11"x23'0")

Kitchen

1.78mx3.51m(5'10"x11'6")

Bedroom 1

3.28mx3.35m(10'9"x11'0")

Bedroom 2

3.23mx3.56m(10'7"x11'8")

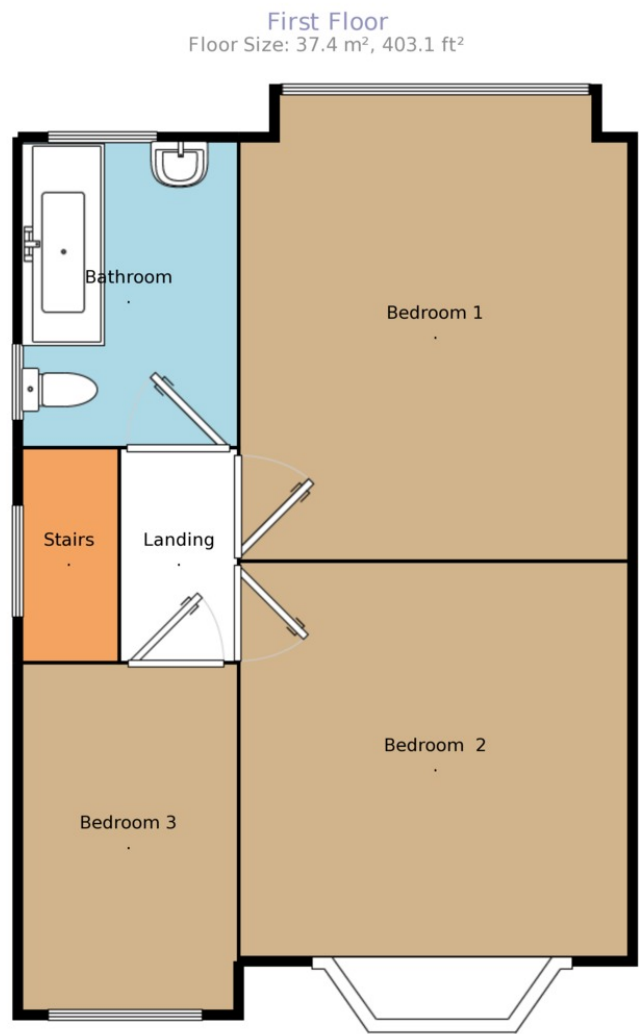
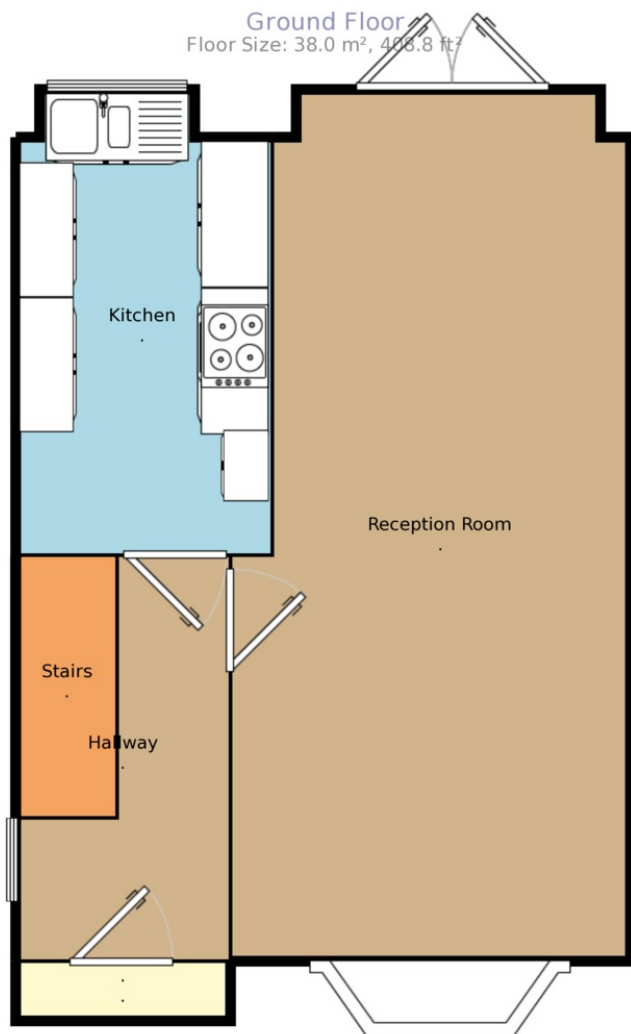
Bedroom 3

1.83mx2.95m(6'0"x9'8")

Bathroom

1.80mx2.59m(5'11"x8'6")





Measurements are approximate. Not to scale. For illustrative purposes only.

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Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Freehold Not confirmed

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This contract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and therefore, cannot be a accurate reflection of the area around the property to be sold.



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