Rice Chamberlains
ESTATE AGENTS LLP



114 Northfield Road

Kings Norton, Birmingham, B30 1JG

Offers In The Region Of £490,000

4 | 1 | 3 | D

CHARMING, FOUR-BEDROOM PERIOD HOME WITH CHARACTER, SPACE & IN A PRIME LOCATION! This beautifully proportioned and characterful four-bedroom period home has been thoughtfully improved to create a versatile and spacious layout across three floors. Offering a superb blend of charm and character, the property is ideal for growing families. Perfectly positioned, the property is within easy reach of highly regarded local schools, a short walk from Rowheath Park and Pavilion, and benefits from excellent commuter links via Kings Norton and Bournville train stations. The vibrant amenities of Bournville, Cotteridge and Stirchley are also close at hand. The accommodation briefly comprises: a driveway, entrance vestibule leading into a welcoming hallway, a generous through lounge with an additional snug area flowing into the kitchen, and a rear dining room creating a sociable and flexible living space with bi-folding doors opening to a mature, well-established rear garden. To the first floor there is a superb main bedroom, two further good bedrooms and a stunning period style four piece family bathroom. A further staircase leads to the top floor home office which could be an occasional fifth bedroom. opening into the fourth bedroom. This wonderful home oozes character and charm throughout! To book your viewing please call our Bournville sales team.






Approach
The property is approached via a block paved driveway with mature hedging to boundaries, leading to a decorative archway and vestibule/storm porch with exposed brickwork and an original style hardwood glazed door with accompanying window above.

Entrance Hall
With exposed wooden flooring, cornicing to ceiling, staircase with balustrade rising to the first floor, central heating radiator and stripped pine internal doors leading to:

Front Reception Room
16'01" to bay x 6'6" to chimney breast recess (4.90m to bay x 1.98m to chimney breast recess)
With feature single glazed stained glass bay window to the front aspect, further exposed floor covering, cornice to ceiling, picture rail, central heating radiator, decorative cast iron fireplace on raised slate hearth and wooden mantle piece and surround and glazed French doors opens into:

Rear Reception / Snug and Open Plan Kitchen
20'03" max x 14'01" max (6.17m max x 4.29m max)
With stripped pine glazed door into hallway, central heating radiator, continued exposed wooden floor covering, a selection of feature in-built original cupboards to alcoves and chimney breast recess, ceiling light point and open plan and step into kitchen. With a painted selection of hardwood base units with further wall mounted glazed display units and shelving, roll edge wooden work surfaces, inset Belfast ceramic sink, space facility for washing machine, single glazed window to the rear aspect, double glazed Velux roof light, space facility for Range cooker with in-built stainless steel splash back and in-built extractor over, space facility for fridge freezer, original red quarry tiled floor covering to kitchen area, two ceiling light points, tiling to splash backs and hardwood internal glazed French doors opens into:

Rear Dining Room
14'11" x 10'7" to recess (4.57m x 3.23m to recess)
With feature floor to ceiling bi-folding double glazed doors giving views and access to the rear garden, inset feature decorative fireplace with tiled hearth and wooden mantle piece and surround, central heating radiator, exposed wooden floor covering, picture rail, ceiling light point and stripped pine internal doors opens into:

Under Stairs Storage/Pantry
2'10" x 7'08" (0.86m x 2.34m)
With exposed wooden floor covering. feature stained glass leaded light window to the hallway and ceiling light point.










First Floor Accommodation
From the hallway staircase with decorative balustrades gives rise to the first floor landing with two ceiling light points, further balustrading staircase gives rise to the top floor and stripped pine internal doors opens into:

Bedroom One
16'03" x 16'07" into bay (4.95m x 5.05m into bay)
A superb main bedroom with original single glazed, wooden framed sash window to the front aspect, further feature double glazed wooden framed original style bay window with stained glass insets to the front aspect, exposed wooden floor covering, ceiling light point, central heating radiator, glazed double doors opening into double recessed wardrobes and inset decorative cast iron fireplace with tiled surround and hearth.

Bedroom Two
11'01" 11'11" (3.38m 3.63m)
With single glazed sash window to the rear aspect, further inset decorative cast iron fireplace, ceiling light point, picture rail and central heating radiator.

Bedroom Three
7'06" x 8'11" (2.29m x 2.72m)
With single glazed sash window to the side aspect, ceiling light point and central heating radiator.

Bathroom
13' x 10'05" (3.96m x 3.18m)
A stunning Victorian style bathroom with a free standing cast iron bath with hot and cold mixer tap and shower attachment, wash hand basin on vanity unit with wooden work surface and under sink storage hot and cold taps, single glazed sash window to the rear aspect, high flush WC, contemporary double walk-in shower with mains powered shower, tiling to splash back areas, exposed wooden floor covering, central heating radiator and ceiling extractor fan.

Top Floor Accommodation
12'02" x 6'04" (3.71m x 1.93m)
From first floor landing turning stair case gives rise to the top floor bedroom Five/home office with double glazed Velux window to the front aspect, ceiling light point, feature stained glass leaded light window to bedroom four, overstairs storage cupboard and stripped pine internal door opening into:

Dual Aspect Bedroom Four
21'08" max x 11'03" (6.60m max x 3.43m)
With single glazed sash dormer window to the front aspect, double glazed Velux roof light to the rear aspect, ceiling light point and central heating radiator.

Rear Garden
A mature and well-established rear garden offering a good level of privacy. There is a paved patio area to the rear of the property, leading onto a lawn with planted borders and a variety of shrubs and trees. The garden has a lovely, settled feel and offers a nice balance of lawn and planting, with further space towards the rear providing additional seating or storage options. There is also a brick-built outbuilding, which could suit a range of uses. Enclosed by fencing to all boundaries with rear access.

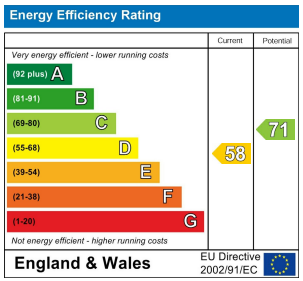
Floor Plan

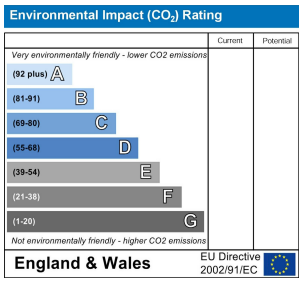


Area Map



Energy Efficiency Graph





Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN
Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk