



New House Farm Drive, Northfield Birmingham B31 2FW

welcome to

New House Farm Drive, Northfield Birmingham

An ATTRACTIVE NEW BUILD DETACHED with THREE BEDROOMS occupying a DELIGHTFUL POSITION on the SOUGHT AFTER BOURNVILLE VILLAGE TRUST ESTATE. With TWO OFF ROAD PARKING Spaces and GENEROUS REAR GARDEN. EPC RATING B.



Agent Note

This property is council tax band D.

Approach

Slabbed pathway to upvc front door, open porch, lawned area with shrub border and border area with mature shrubs.

Hallway

With door off to downstairs cloakroom and living room/kitchen.

Downstairs Cloakroom

Low level w.c. and wall mounted sink.

Kitchen

Double-glazed window to front, wood effect floor, tiled splashback, cupboards, drawers and base units, roll top work surface, plumbing for washing machine, stainless steel sink and drainer, hob with stainless steel splashback, extractor hood, fridge and built in double oven.

Living Room

Double-glazed patio door to garden, stairs up to first floor, understairs cupboard, wood effect flooring, ceiling light points

Landing

Carpeted stairs, ceiling light point and doors to bedrooms.

Bedroom One

Double-glazed window to front, radiator, ceiling light point and carpet.

Ensuite

Shower cubicle, low level w.c. wall mounted sink with mixer tap.

Bedroom Two

Double-glazed window to rear, radiator, ceiling light point, carpet.

Bedroom Three

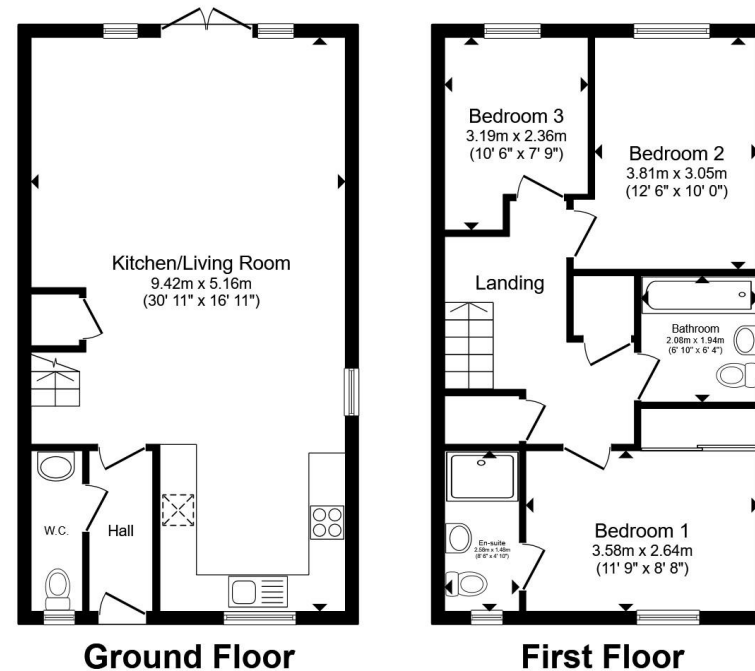
Double-glazed window to rear, radiator, ceiling light point, carpet and built in wardrobes

Bathroom

Part tiled, double-glazed obscured window, tiled flooring, panelled bath with shower over and glass screen, low level w.c. heated towel rail, ceiling light point, wall mounted sink with mixer tap.

Rear Garden

Patio area, large lawned area, surrounded by fencing and side access gate.



Total floor area 97.2 m² (1,046 sq.ft.) approx

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.propertybox.io

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New House Farm Drive, Northfield Birmingham

- NEW BUILD
- 3 BEDROOMS
- 3 BATHROOMS
- TWO OFF ROAD PARKING SPACES
- MODERN

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£400,000



Please note the marker reflects the
postcode not the actual property

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