

**A SPACIOUS MODERN THREE BEDROOM TOWN HOUSE
IN A POPULAR AND CONVENIENT LOCATION**



**78 CHESTERFIELD CLOSE
NORTHFIELD
BIRMINGHAM
B31 3TR**

- Excellent location close to Northfield centre and train station
- Well maintained and presented
- Large lounge and fitted kitchen
- Three good sized bedrooms and spacious bathroom with shower
- Integral garage and driveway parking, pleasant garden
- No upward chain

Offers around £259,950

A delightful three bedroom end home in Northfield on the borders of West Heath close to local amenities, good transport links into the City including Northfield Station only a short walk away. The house has been well improved and presented and offers deceptively spacious accommodation set in this quiet yet very convenient cul-de-sac.

Early viewing is recommended and the house will be sold with no upward chain.

THE ACCOMMODATION COMPRISES

APPROACH set off the road with a front garden laid with block paving providing car parking space and leading to the garage and front door.

CANOPY PORCH with a upvc double glazed front door opening to the hall

ENTRANCE HALL radiator, stairs off to the first floor and double opening doors to the lounge. Useful Cloakroom/ Store Cupboard



BRIGHT SPACIOUS LOUNGE 18' 4" x 11' 10"

With a stone fireplace and hearth feature with electric fire, one single and one double radiators, uPVC double glazed sliding patio doors to the garden, ceiling cornices and door to the kitchen.



FITTED KITCHEN 12' 3" x 7' 3"

Fitted with a range of wall and base units with light wood fascias and dark worktops, inset stainless steel sink, space and plumbing for washing machine, integrated dishwasher, further appliance space, double glazed window overlooking the garden. Tiled splashbacks, gas cooker point, cooker hood over and door to the garage .

FIRST FLOOR

Landing area with loft access and all rooms leading off:-.

BEDROOM ONE 10' 3" x 11' 11" a spacious main bedroom with upvc double glazed window, built in wardrobe with louvre doors and radiator.

BEDROOM TWO 12' 8" x 8' 10" a second double bedroom with a upvc double glazed window to front, radiator, built in storage cupboard housing a 'Worcester' gas fired central heating boiler.

BEDROOM THREE 9' 2" x 7' 5" a good sized third bedroom with radiator, double glazed window and useful built in cupboard.



SPACIOUS BATHROOM fully tiled with a white suite of panel bath, pedestal wash basin, low level WC, additional corner shower enclosure with 'Mira' electric shower, chrome ladder style heater, wide upvc double glazed window with obscure glass.



OUTSIDE

INTEGRAL GARAGE 15' 9" x 7' 5" with metal up and over door and door to the kitchen.

GOOD SIZED REAR GARDEN with a wide decked paved patio area, lawn with borders with fencing and hedging to the boundaries. Timber Garden Shed



GENERAL INFORMATION

TENURE We are informed the property is Freehold.

VIEWING By prior appointment with
Oakton Estates on 0121 459 9641

EPC C 70

COUNCIL TAX Band 'C' (Birmingham)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.