



## 9 Cookes Croft

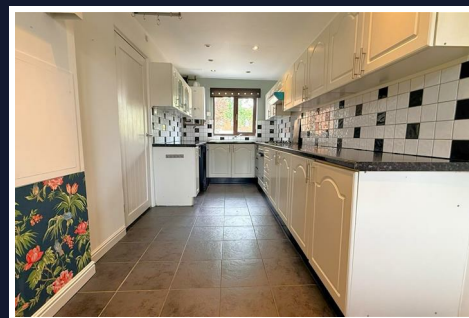
Northfield, Birmingham, B31 3XR

Offers In The Region Of £300,000



**\*STUNNING THREE BEDROOM SEMI-DETACHED HOME IN LOVELY LOCATION WITH NO UPWARD CHAIN!\***

Tucked away in a peaceful cul-de-sac in Cookes Croft, this beautifully presented and extended three-bedroom semi-detached home offers an ideal setting for family living. Conveniently located with easy access to Birmingham city centre, the property is well connected via the M5 motorway and M42 motorway, while Northfield railway station provides excellent rail links. A range of amenities are close by in Northfield, Longbridge and Kings Norton, including shops, parks, nature reserves and well-regarded schools. The home features a front garden with driveway, welcoming entrance hall, spacious open-plan living and dining area, additional reception room, well-appointed kitchen, and a generous rear garden. Upstairs offers three well-proportioned bedrooms and a family bathroom, making this a superb opportunity to secure a stylish home in a sought-after location. To book your viewing of this lovely home please call our Kings Norton office!



#### Approach

The property is approached via a front driveway providing off road parking, mature lawned area leading to a obscured glazed front entry door opening into:

#### Inner Hallway

With wood effect floor covering, stairs giving rise to the first floor accommodation, ceiling light point, wall mounted fuse box and door opening into:

#### Open Plan Living/Dining Room

10'2" min 13'1" max x 23'8" max (3.105 min 4.000 max x 7.217 max )

With double glazed bay window to the front aspect, two internal glazed French doors giving access to the extension, wooden flooring, two central heating radiators, door opening into useful under stairs storage cupboard, ceiling spotlight points, two ceiling light points and door opening into kitchen.

#### Reception Room

14'5" x 12'6" (4.409 x 3.828)

With ceiling light points, double glazed French doors giving access to the rear garden, feature wood burning fire, central heating radiator, tiled floor covering and wall mounted light points.

#### Kitchen

18'2" x 7'2" (5.556 x 2.202)

With double glazed window to the rear aspect, double glazed window to the front aspect, ceiling spotlight points, a selection of matching wall and base units and glazed display unit, integrated oven with four ring burner gas hob with extractor over, one and a half bowl sink and drainer with mixer tap over,

space facility for an American style fridge freezer, space facility for washing machine and dishwasher, tiled floor covering and tiling to splash back areas.

#### First Floor Accommodation

Stairs gives rise to the first floor landing with loft access point, ceiling light point, laminate wood effect floor covering and doors opening into:

#### Bedroom One

11'9" x 10'1" (3.593 x 3.088)

With laminate wood effect floor covering, ceiling light point, central heating radiator, two double glazed windows to the front aspect and door opening into useful storage housing the water tank and walk-in shower cubicle, extractor fan and spotlight to ceiling.

#### Bedroom Two

18'4" x 7'3" (5.600 x 2.235)

With double glazed window to the front aspect, double glazed window to the rear aspect, laminate wood effect floor covering, two ceiling light points and central heating radiator.

#### Bedroom Three

6'7" x 11'4" (2.009 x 3.459)

With double glazed window to the rear aspect, laminate wood effect floor covering, ceiling light point and central heating radiator.

#### Bathroom

6'4" x 5'5" (1.933 x 1.673)

With tiled flooring, tiling to walls, obscured double glazed window to the rear aspect, ceiling light point, bath with two taps over, wash hand basin on

pedestal with two taps over, low flush push button WC and heated towel rail.

### Rear Garden

Being accessed from the extension area leads to a paved patio area suitable for outside seating and BBQ area with steps leading down to block paved area and artificial lawn with a selection of trees, plants and shrubs to borders, open archway leading to fenced rear block paved area and being finished with panel fencing to borders with rear access gate.

### Outhouse

9'10" x 15'8" (3.009 x 4.786)

With door from the rear garden gives access into the outhouse with single glazed window to the side aspect,

### Council Tax

According to the Direct Gov website the Council Tax Band for Cookes Croft, Northfield, Birmingham, West Midlands, B31 3XR is band C and the annual Council Tax amount is approximately £2,091.71 subject to confirmation from your legal representative.

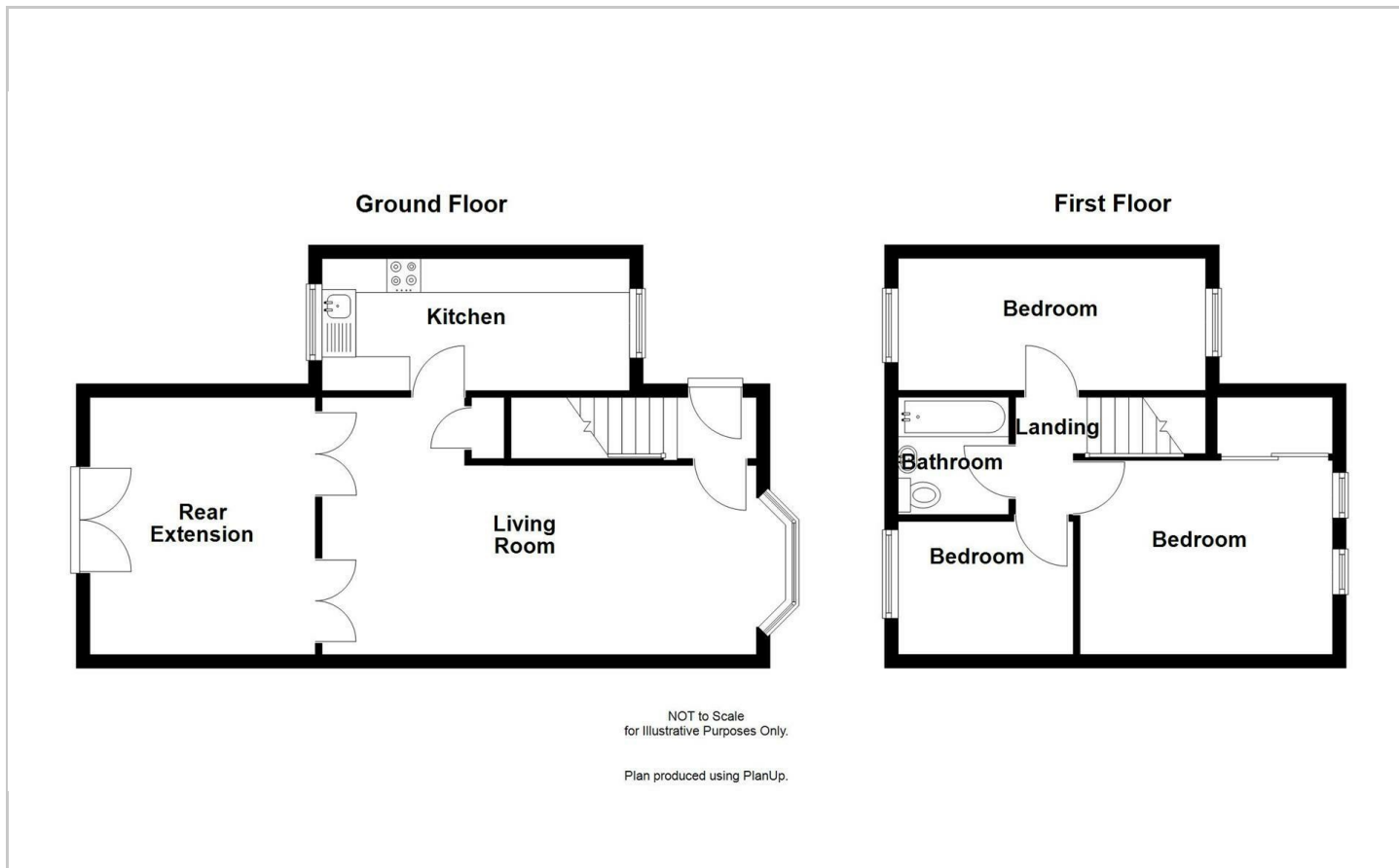
### Tenure

The agent understands that the property is Freehold. However, we have not inspected or verified the legal title to the property. All interested parties should obtain confirmation of tenure and any associated matters from their Solicitor or Surveyor prior to committing to purchase.





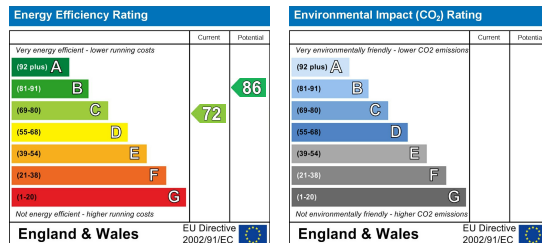
## Floor Plan



## Viewing

Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

#### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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