



Connells

Staple Hall Road
Northfield Birmingham



Property Description

This well-presented three-bedroom mid-terrace property in a popular position of Northfield and offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, families and investors alike.

Set back from the road behind a front garden, the property is entered via a traditional entrance hallway which provides access to the principal ground floor accommodation. Upon entering, the staircase rises to the first floor on the left-hand side, while to the right is a spacious and inviting lounge. This generously proportioned reception room provides ample space for both seating and entertaining, with natural light creating a warm and welcoming atmosphere.

To the rear of the property, the hallway leads into an impressive open-plan kitchen and dining room, offering the ideal setting for modern family living. The kitchen provides plenty of storage and worktop space, while the dining area comfortably accommodates a family dining table, making it the perfect space for both everyday living and social occasions. Patio doors open directly onto the rear garden, allowing an abundance of natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces.

A particular feature of the property is the long and spacious rear garden, which provides excellent space for children to play, outdoor entertaining, gardening enthusiasts or simply enjoying the outdoors. The property also benefits from convenient side access.

Approach

Set back behind a lawned front garden.

Entrance Hallway

Ceiling light point, panelled radiator, door s and stairs off.

Lounge

Ceiling light point, panelled radiator, bay window to front.

Kitchen/Dining Room

Dining Room

Ceiling light point, panelled radiator, patio doors to rear garden, laminated flooring.

Kitchen

A range of matching wall and base units, sink with drainer and mixer tap, integrated oven and hob, space for washing machine, ceiling light point, window to rear, door to rear garden.

Landing

Ceiling light point, loft access

Bedroom One

Ceiling light point, panelled radiator, window to front.

Bedroom Two

Ceiling light point, panelled radiator, window to rear.

Bedroom Three

Ceiling light point, panelled radiator, window to front.

Bathroom

Panelled bath with shower over, hand wash basin, low flush w.c, window to rear, part tiled.

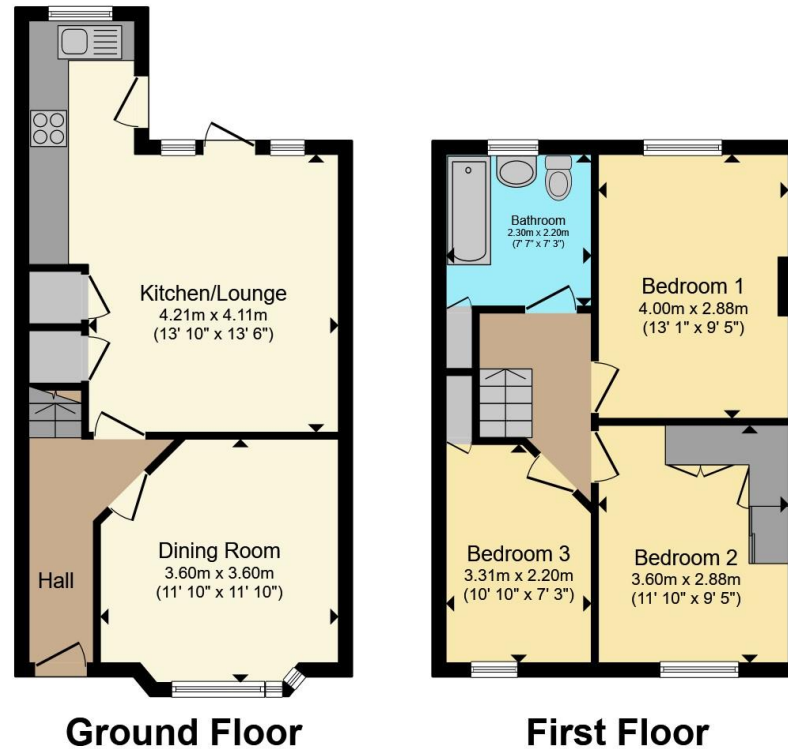
Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 79.8 m² (859 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

Connells

To view this property please contact Connells on

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
BIRMINGHAM B17 9QE

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HBO311042



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO311042 - 0004