

**A TRADITIONAL WELL PRESENTED THREE BEDROOM
SEMI DETACHED HOME IN VERY POPULAR LOCATION**



**84 MAVIS ROAD
NORTHFIELD
BIRMINGHAM
B31 2SD**

- Excellent location in tree lined road just off Bristol Road South
- Two lovely living rooms
- Good sized modern fitted kitchen
- Two double and one single bedrooms
- Superb modern first floor bathroom
- Large private garden

Offers around £239,950 - Freehold

A delightful three bedroom semi detached home in Northfield close to local amenities in Northfield and Longbridge including the retail park and station. The house is set on a quiet tree lined road and the accommodation is well presented with gas central heating and double glazing and would suit the first time buyer or 'buy to let' investor.

THE ACCOMMODATION COMPRISES

The house is set back off the road behind a front garden with path to the front door.

RECESSED ENCLOSED PORCH with double glazed entrance door and inner part glazed front door and window with original coloured glass leaded light inserts:-

ENTRANCE HALL With radiator, doors to the living rooms and kitchen, stairs to the first floor with traditional spindled balustrade. Understairs storage cupboard leading off.



FRONT DINING ROOM 13' 5" (into bay) x 11' 2" with central heating radiator and double glazed bay window to the front.

EXCELLENT LIVING ROOM 16' 3" x 11' 9" with central heating radiator and double glazed window overlooking the rear garden.



FITTED KITCHEN good sized fitted kitchen with a range of wall and base units with white fascias and dark granite effect worktops, inset stainless steel sink, space and plumbing for washing machine, further appliance space, uPVC side door to the garden and double glazed window overlooking the rear garden.

FIRST FLOOR

Stairs to Landing area with double glazed side window with obscure glass and all rooms leading off:-

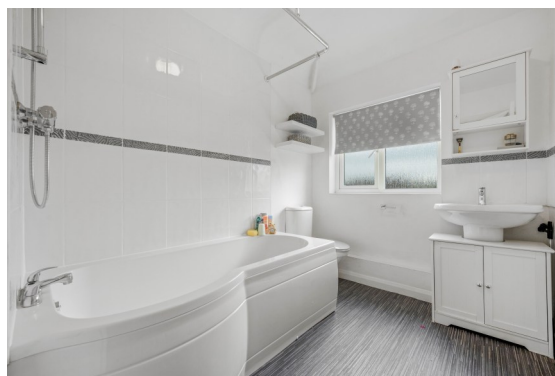
BEDROOM ONE 13' 7" (into bay) x 10' 4" with double glazed bay window to the front.

BEDROOM TWO 12' 6" x 10' 4" with double glazed window to the rear.



BEDROOM THREE 7' 10" x 6' 6" with radiator and double glazed window, ideal as a nursery or home office.

MODERN BATHROOM with a white suite of panel bath with thermostatic mixer shower over and tiling in the shower area, wash basin set on a vanity unit, low level WC, double glazed window with obscure glass.



OUTSIDE

GOOD SIZED REAR GARDEN with a paved patio area, side pathway, hedging with fencing to the boundaries.

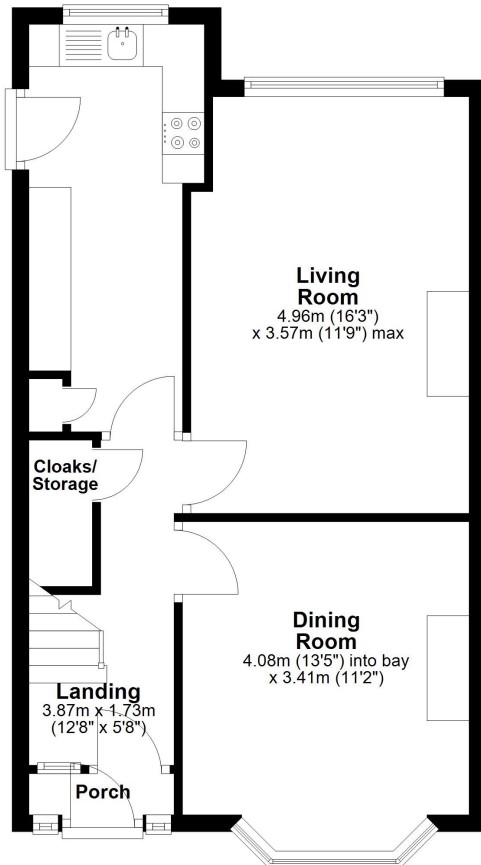


GENERAL INFORMATION

TENURE We are informed the property is Freehold.
VIEWING By prior appointment with Oakton Estates on 0121 459 9641
EPC D65
COUNCIL TAX Band 'B' (Birmingham)

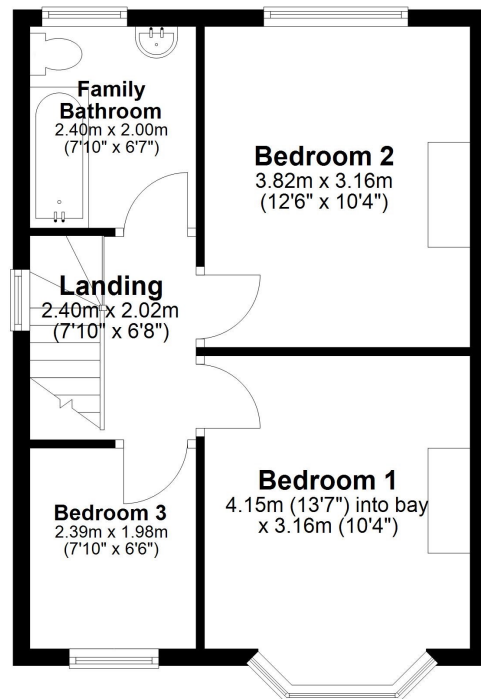
Ground Floor

Approx. 47.4 sq. metres (510.5 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 86.6 sq. metres (932.6 sq. feet)

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.