



## 15 Spinney Close

Northfield, Birmingham, B31 2JG

Offers Over £260,000



**WONDERFUL FAMILY HOME – SURPRISINGLY SPACIOUS – BEAUTIFUL GARDEN!** A very well-presented modern semi-detached home, ideally situated in a quiet cul-de-sac within this popular location. Tucked away yet conveniently placed, this much-improved three-bedroom property offers excellent access to a range of nearby amenities, including Northfield train station within walking distance, providing commuter links to the QE Hospital, University of Birmingham and Birmingham City Centre. There is also easy access to Northfield and Longbridge shopping facilities, motorway networks and well-regarded local schools. The accommodation briefly comprises an excellent driveway providing generous off-street parking, entrance hallway and an open-plan living/dining/kitchen space, creating a great sense of space and flow, ideal for modern day living. The kitchen has been updated and is well presented throughout, and there is also the added benefit of an integral garage. To the first floor are two good double bedrooms, a further single bedroom, separate WC and a modern bathroom. Outside, the property benefits from a lovely, mature rear garden, offering a great space for both relaxing and entertaining. This is a particularly well-balanced home, ideally suited to first-time buyers and young families, and ready for the next owner to move straight into. To arrange your viewing, please contact our Bournville sales team or visit our website for further information.



#### Approach

This beautifully presented three-bedroom semi is approached via a front driveway providing off-street parking for multiple vehicles and leads to a double-glazed front door with accompanying stained glass leaded light inset and a double-glazed window to the side aspect, opening into:

#### Entrance Porch

With original quarry tiled floor covering, double opening into a storage cupboard, and a frosted glazed wooden door with an accompanying frosted double-glazed window opening into:

#### Entrance Hallway

9'4" x 11'8" (2.87 x 3.56)

With laminate wood floor covering, stairs with balustrades give rise to the first floor, ceiling light point, central heating radiator, door opening into the garage, and doors opening into:

#### Garage

7'4" x 15'7" (2.26 x 4.75)

With metal up and over door to driveway, strip ceiling light point and various shelving units.

#### Living Room

15'10" x 9'10" (4.83 x 3.02)

With continued laminate wood effect floor covering, central heating radiator, ceiling light point, cornice

to ceiling, inset gas fireplace on a raised stone-effect hearth with stone-effect mantelpiece and surround, sliding double-glazed patio doors giving views and access to the rear garden and looping around to the dining/kitchen area, and an open walkway into:

#### Kitchen

15'10" x 6'3" (4.83 x 1.93)

Also accessed from the hall. The kitchen has an upgraded matching selection of wall and base units with Quartz work surfaces incorporating an inset one-and-a-half stainless steel sink and drainer with hot and cold mixer tap, space and plumbing for a washing machine, integrated four-ring gas hob with built-in stainless steel extractor over and integrated oven, space for a fridge freezer, double-glazed window to the side aspect, double-glazed exterior door giving access to the side return, double opening doors into an under-stairs pantry, tiled floor covering, two ceiling light points, and metro tiling to splashbacks.

#### First Floor Accommodation

From hallway staircase with balustrades gives rise to the first floor landing with frosted double glazed window to the side aspect, ceiling light point, loft access point and oak opening into:

### Separate WC

2'5" x 3'6" (0.76 x 1.07)

With tiling to half wall height, frosted double glazed window to the side, recessed spotlight to ceiling, cornice to ceiling, laminate floor covering and low flush WC.

### Bedroom One

16'7" x 10'4" (5.08 x 3.15)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

### Bedroom Two

11'10" x 10'2" (3.61 x 3.10)

With double glazed window to the front, ceiling light point and central heating radiator.

### Bedroom Three

8'11" x 6'5" (2.74 x 1.98)

With double glazed window to the rear aspect, ceiling light point and central heating radiator.

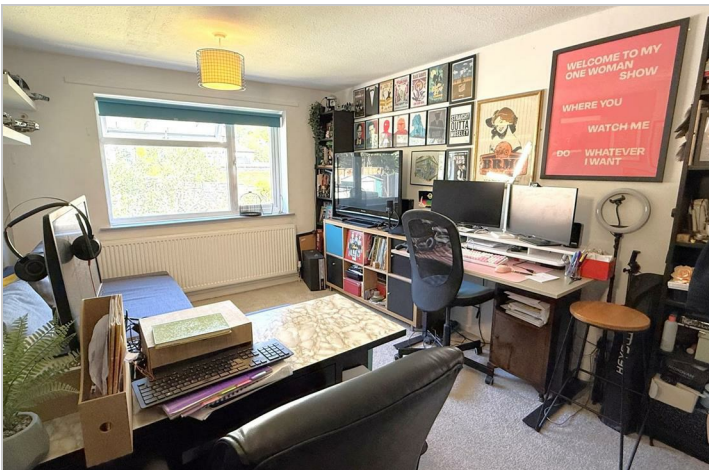
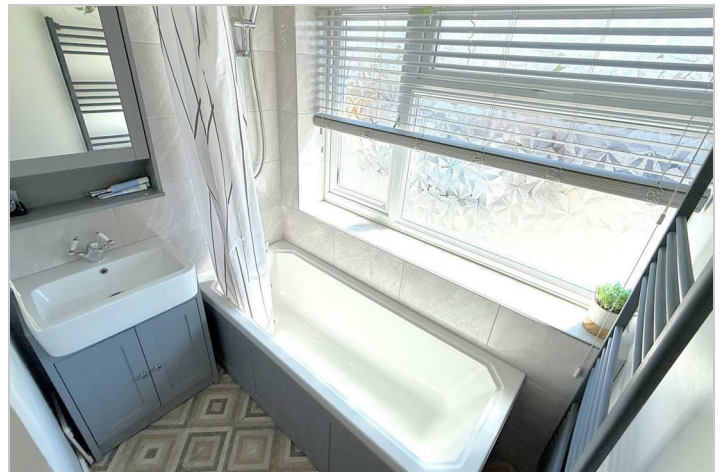
### Bathroom

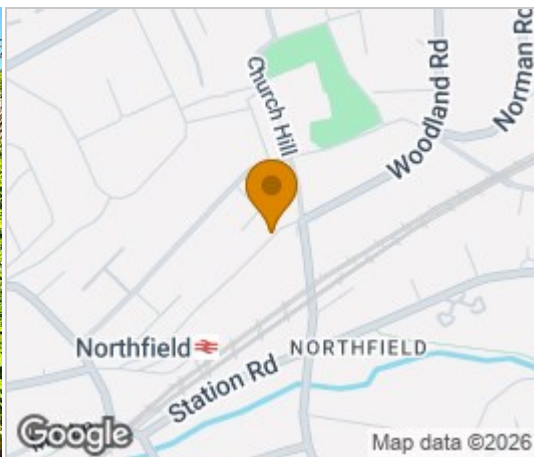
6'5" x 8'2" (1.96 x 2.51)

A re-fitted bathroom with panel bath and electric shower over, wash hand basin on a vanity unit with under-sink storage and hot and cold mixer tap, frosted double-glazed window to the front aspect, ceramic heated towel rail, tiling to splashbacks, laminate floor covering, and door opening into an airing cupboard.

### Rear Garden

This beautifully maintained rear garden features an initial full-width paved patio leading to a side pathway and wooden access gate to the front drive. Steps then lead up to a lovely mature rear garden with well-stocked flowerbeds to all borders, a lawn area, and a pathway leading to the rear of the garden where there is a further patio seating and entertaining area, along with a varied selection of mature plants and flowering shrubs, all enclosed by panel fencing to the boundaries.





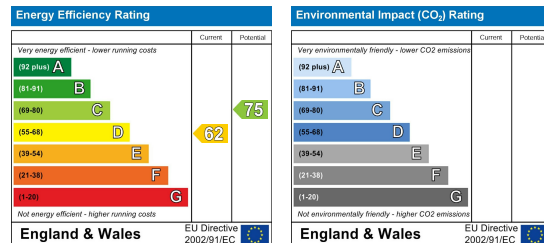
## Floor Plan



## Viewing

Please contact our Bournville Office on 0121 458 1123 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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