

Property details approval form

14 Bodenham Road, Northfield, Birmingham, West Midlands, England, B31 5DS

Date: 28 April 2026

Property Ref and Version: HBO310888 - 0003

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£350,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > 3 Bedrooms
- > Driveway & Garage
- > Through Lounge
- > Ground Floor W.C
- > Well maintained rear garden

○ Short Description

3 Bedroom Family Home, driveway & garage

○ Long Description

A three-bedroom semi-detached property situated in a popular residential area of Northfield, conveniently located close to local amenities, schools, and excellent transport links.

The accommodation briefly comprises a spacious through lounge, a fitted kitchen with access to a well-maintained rear garden, and three well-proportioned bedrooms. Externally, the property benefits from off-road parking, a side garage, and a private rear garden ideal for family use or entertaining.

Offered to the market with no onward chain, this property presents an excellent opportunity for families, first-time buyers, or investors alike.

○ Directions

○ Agents Note

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○ Room Description

Approach

Set back behind a driveway side gate to the rear garden, garage.

Hallway

Stairs off, radiator, doors to ground floor accommodation

Through Lounge

Lounge and dining room, divided by a feature arch, bay window to the front, patio doors overlooking the rear garden.

Kitchen

Kitchen with matching wall and base units, space to house a breakfast table and chairs, gas cooker point, sink with drainer, space for dishwasher

Utility Area

Ideal for storage, access to the rear garden.

Landing

Loft access, window to the side.

Bedroom 1

Main double bedroom, window, ceiling light

Bedroom 2

Double bedroom, ceiling light, window

Bedroom 3

Single bedroom, light, window

Bathroom

part tiled, walk in shower, bathtub, panelled radiator, frosted window to rear

Garden

lawned

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○ Floor Plan



Total floor area 144.5 m² (1,556 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



○ Approval

Signature

Date

Emily Sims		
Lisa-Marie Dixon The New Homes Group		