

Dunedin

Sales & Lettings



1140 Bristol Road South, Northfield, Birmingham, B31 2RH

£230,000

- Well presented extended semi detached property
- Two reception rooms
- Bathroom & En-suite Shower Room
- EPC Rating - D
- No Upward Chain
- Three Bedrooms
- Kitchen
- Double Glazed & Gas CH
- Council Tax Band - B
- Attractive garden with parking to rear

1140 Bristol Road South, Birmingham B31 2RH

A well presented extended three bedroom semi-detached property, with two reception rooms, bathroom and en-suite shower room, with PARKING TO THE REAR OF THE PROEPTY, situated in a popular location in Northfield, Birmingham, offered with no upward chain



Council Tax Band: B



DESCRIPTION

The property in brief comprises hallway with under stairs storage cupboard, dining room with bay window, lounge with feature fire place with patio doors leading to rear garden, modern fitted kitchen with cooker/hob.

Stairs to first floor landing, master bedroom with en-suite shower room, double bedroom two, bedroom three, and bathroom comprising wc, hand wash basin, bath with shower over.

OUTSIDE

The front the property has a path leading to front door, lawn, trees, bushes and hedged boundaries. Side passage to access into rear garden.

The rear garden has a paved patio, lawn, bushes, shed, and outside tap. There is a gate at the rear of garden that accesses the parking area at the back. The parking spaces are accessed off Steel Road via a drive way that runs behind the houses.

LOCATION

The property is situated in Northfield, Birmingham. Northfield is a popular Town offering a number of shopping and eating facilities, plus easy access for commuters into Birmingham City Centre via Northfield & Longbridge Train Station. Nearby is also the Longbridge Town Centre Development home to the largest Marks and Spencer in the Midlands.

TENURE

The vendor has informed us that this property is FREEHOLD, but all prospective purchasers will have this verified with their solicitor.

DIMENSIONS

Dining Room

12' 11" (3.94m) into bay x 10' 10" (3.30m) max & 9' 8" (2.95m) min

Lounge

13' 10" (4.22m) into bay x 10' 11" (3.33m) max & 9' 8" (2.95m) min

Extended Kitchen (Rear)

16' 1" x 5' 9" (4.90m x 1.75m)

Master Bedroom (Rear)

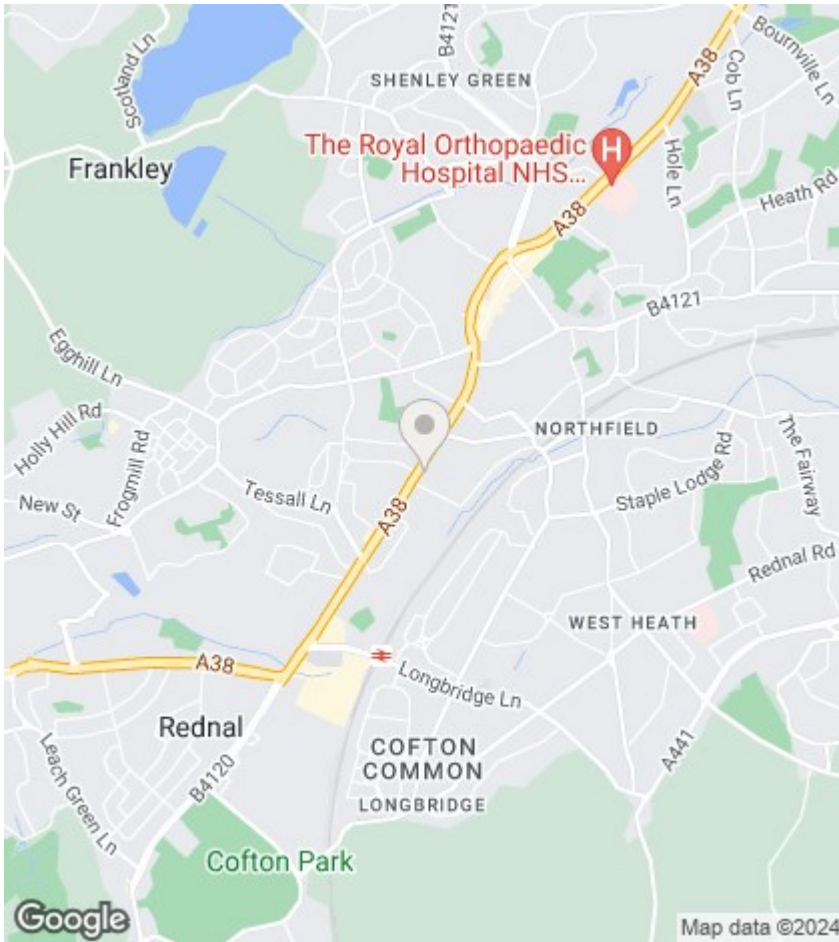
13' 11" (4.24m) into bay x 10' 11" (3.33m) max & 9' 9" (2.97m) min

Bedroom Two (Front)

12' 10" (3.91m) into bay x 9' 9" (2.97m) max & 8' 7" (2.62m) min

Bedroom Three (Front)

7' 2" x 6' 11" (2.18m x 2.11m)



Directions

The property can be located with the Postcode B31 2RH, There is parking to the rear and also in the side road Steel Road.

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	