



## 69 South Road

Northfield, Birmingham, B31 2QZ

Offers Over £395,000



\*A Beautifully Extended Period Home on a Highly Sought-After Road!\* Welcome to 69 South Road, a truly charming and spacious family home situated in one of Northfield's most desirable locations. Perfectly placed for easy access to Northfield train station, excellent motorway links, highly regarded local schools, and the ever-growing amenities of both Northfield centre and the Longbridge development. This characterful and thoughtfully extended property offers superb living space throughout and briefly comprises: a smartly landscaped driveway, entrance porch, welcoming hallway, stylish front living room, a bright and spacious rear living room, and an impressive extended kitchen-diner – ideal for modern family life. Additional benefits include a utility room, ground floor shower room with WC, garage, and a mature, sunny rear garden perfect for relaxing or entertaining. Upstairs you'll find three generous bedrooms and a beautifully re-fitted, four piece family bathroom, finished to a high standard. This is a fantastic opportunity to secure a spacious and well-presented family home in a prime location. To arrange your viewing, please contact our Bournville sales team today!



## Approach

This beautifully presented three bedroom semi detached property is approached via a block brick paved front driveway being landscaped with off street parking for multiple vehicles with low level boundary walls with planted borders then leads to opening doors to garage or double glazed front entry door with leaded light insets with accompanying side and above windows opening into:

## Entrance Porch

With original red quarry tiled floor covering, in-built storage cupboard, ceiling light point, original style stained glass leaded light window into entrance hall and UPVC double glazed composite door complete with leaded light insets opening into:

## Entrance Hall

With exposed wooden floor covering, feature original style leaded light single glazed window to porch, decorative picture rail, decorative balustrades to stairs giving rise to the first floor, ceiling light point, central heating radiator, glazed interior door opening into under stairs storage cupboard providing useful storage space and original style stripped pine interior doors opening from the hallway into:

## Living Room

13'11" (to recess) x 13'06" (into bay) (4.24m (to recess) x 4.11m (into bay))

With double glazed bay window to the front aspect with leaded light insets, central heating radiator, inset electric fire with raised hearth and decorative mantle piece and surround, facility for wall mounted TV and ceiling light point.

## Rear Living Room

14'05" (into bay) x 13'089" (into recess) (4.39m (into bay) x 3.96m (into recess))

With a feature double glazed bay window with incorporating double glazed door giving access and views to the rear garden, ceiling light point, shelving to alcoves, exposed wooden floor covering and central heating radiator.

## L-Shaped Enlarged Breakfast Dining/Kitchen

10' x 7'11" (3.05m x 2.41m)

With initial kitchen area offering space / facility for Range

cooker with stainless steel splash back and extractor, granite work surface, one and a half drainer sink with hot and cold mixer tap, space facility for dishwasher, a selection of white gloss fronted matching wall and base units, double glazed window to rear, wall mounted Ferroli combination boiler, ceiling light point, wall mounted extractor, wall mounted television point, tiling to splash backs and finished with lovely new Herringbone style LVT wood flooring.

## Dining Area

14'05" x 7'02" (4.39m x 2.18m)

With continued LVT herringbone wooden flooring, door opening into garage, central heating radiator, ceiling light point, space facility for an American style fridge freezer, double glazed internal French doors opens into:

## Utility Room

9'1" to recess x 4'11" (2.77m to recess x 1.52m)

With continued recently fitted LVT Herringbone wooden flooring, space facility for washing machine and tumble dryer, continued work surface, tiling to splash backs, double glazed window to the rear aspect, double glazed French doors giving access to garden decking, ceiling light point and interior door opens into:

## Ground Floor Shower Room and Guest Cloak Room

8'5" x 2'7" (2.57m x 0.79m)

With frosted double glazed window to the rear aspect, wall mounted heated chrome towel rail, wall mounted wash hand basin with hot and cold mixer tap, walk-in shower with mains power shower over with splash backs, tiled effect floor, low flush WC, ceiling light point and tiled floor covering.

## Rear Garden

Being accessed from the dining room or utility leading to initial full width decking area with superb outside entertaining space leading on to rear mature garden being laid mainly to mature lawn with decorative sculpture flowerbeds to borders to either side with mature plant and shrubs and leading to rear garden area with a sizable garden shed and being finished with panel fencing to all borders.

## Garage

11'08" x 8'6" (3.56m x 2.59m)

From utility room door opens into partial garage with double wooden opening doors to the front driveway, wall mounted fuse box, vaulted ceiling, strip ceiling light point, a smart EV charger and storage space.

## First Floor Accommodation

From hallway staircase gives rise to first floor landing with frosted double glazed window with leaded inset to the side aspect, ceiling light point, decorative picture rail loft access point with pull down ladder and providing excellent storage space and original style stripped pine door opening into:

### Bedroom One

12'0" x 13'5" (3.66m x 4.09m)

With double glazed bay window with lattice inset to front aspect, ceiling light point, decorative picture rail and central heating radiator.

### Bedroom Two

11'10" x 11'3" (3.61m x 3.45m)

With double glazed window to the rear aspect, two ceiling light points, central heating radiator, a selection of in-built wardrobes and bedroom furniture and picture rail.

### Bedroom Three

9'5" x 8'1" (2.87m x 2.46m)

With double glazed window with lattice inset to the front aspect, picture rail, ceiling light point and central heating radiator.

## Bathroom

9'2" x 7"11" (2.79m x 2.13m3.35m)

A stunning bathroom being recently refurbished comprises double walk-in shower with mains power shower, hidden cistern low flush WC, contemporary wash hand basin with hot and cold mixer tap on vanity unit with under sink storage, free standing contemporary bath with hot and cold mixer tap and shower attachment, contemporary tiling to splash backs, tiled floor covering, double glazed frosted windows to the rear and side respectively, ceiling light point, recessed spots to ceiling,





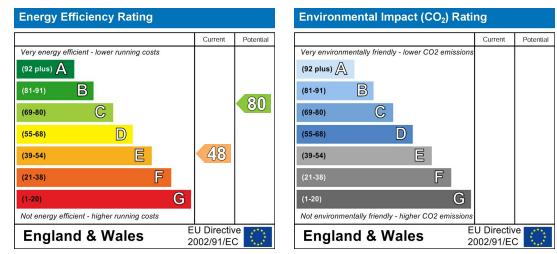
## Floor Plan



## 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.

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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.