



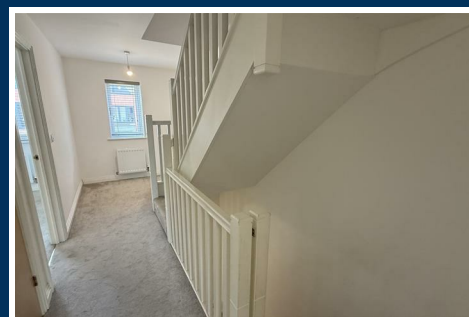
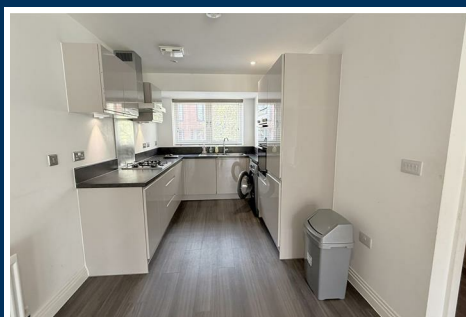
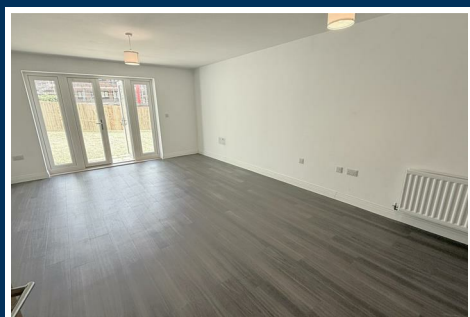
61 New House Farm Drive

Northfield, Birmingham, B31 2FW

Offers In The Region Of £380,000



A Stunning Executive Home on the Prestigious Crest Nicholson Development – No Chain! Set within the highly sought-after Crest Nicholson development on the Bournville Village Trust, this beautifully presented three-bedroom, three-storey family home occupies a substantially larger than average plot and offers stylish, high-spec accommodation throughout. Ideally positioned for easy access to key local amenities, the property is close to both the QE Hospital and Royal Orthopedic Hospital, as well as the University of Birmingham and Birmingham City Centre via excellent transport links. You're also perfectly placed for nearby hot spots such as Selly Oak, Harborne, Bournville, and Northfield, along with well-regarded local schools and green spaces. The home has been thoughtfully updated by the current owners and briefly comprises: a landscaped front garden with driveway, entrance hallway, guest WC, and a stunning open-plan kitchen, dining, and living space that opens out onto a beautifully designed rear garden with patio and lawned areas – perfect for relaxing or entertaining. To the first floor, you'll find two generous bedrooms, a modern family bathroom, and a handy landing workstation area. A further staircase leads to the top-floor master suite, featuring a dressing area and en-suite shower room, offering a private and luxurious retreat. This is an exceptional home in a prestigious location – and with no onward chain, it's ready to move straight into.



Approach

The property is approached via a block paved driveway leading to side garage with an up and over door and fore garden laid mainly to lawn with plants and shrubs and pathway leading to glazed front entry door opening into:

Entrance Hallway

With wooden flooring, ceiling light point, central heating radiator, stairs giving rise to the first floor landing and doors opening into:

Guest Cloakroom

5'11" x 2'11" (1.81 x 0.89)

With ceiling light point, tiled flooring, double glazed obscured window to the front aspect, hidden cistern push button WC, wall mounted sink with mixer tap and central heating radiator.

Open-Plan Kitchen, Dining & Living Area

32'1" x 15'5" max (9.79 x 4.7 max)

Living area with laminate wood effect flooring, double glazed French doors with accompanying side windows giving views and access to the rear garden, ceiling light point and walkway into kitchen. With a selection of matching wall and base units with work surfaces over incorporating sink and

drainer with hot and cold mixer tap, built in oven and four ring gas hob with extractor over, space for washing machine, tiling to splash backs, ceiling light point and double glazed window to the front aspect.

First Floor Landing

From the hallway stairs gives rise to the first floor landing with ceiling light point, door opening into storage cupboard, office space, stairs gives rise to the top floor landing and further doors opening into:

Bedroom One

12'2" x 8'1" (3.73 x 2.48)

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

Bedroom Two

13'6" x 8'2" max (4.11m x 2.49m max)

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

Bathroom

8'3" x 6'9" max (2.54 x 2.08 max)

With a double glazed frosted window to the rear aspect, ceiling light point, central heating radiator, panel bath with hot and cold mixer tap and shower

attachment over, hidden cistern push button WC, sink with hot and cold mixer tap, tiling to splash backs, tiled flooring,

Top Floor Bedroom

From first floor landing staircase gives rise to the top floor landing with ceiling light point and door opening into:

Main Bedroom

74'9" x 38'4" max (22.8 x 11.7 max)

With double glazed window to the front aspect, ceiling light point, door opening into storage cupboard and walkway into dressing area with ceiling light point and door opening into:

En-Suite Shower Room

9'10" x 5'6" (3.01 x 1.69)

With double glazed Velux roof light to the rear aspect, double walk-in shower with mains power shower over, hidden cistern push button WC, wall

hung wash hand basin with hot and cold mixer tap, wall mounted heated chrome towel rail, contemporary tiling to floor and splash backs, recessed spots to ceiling and ceiling mounted extractor.

Garden

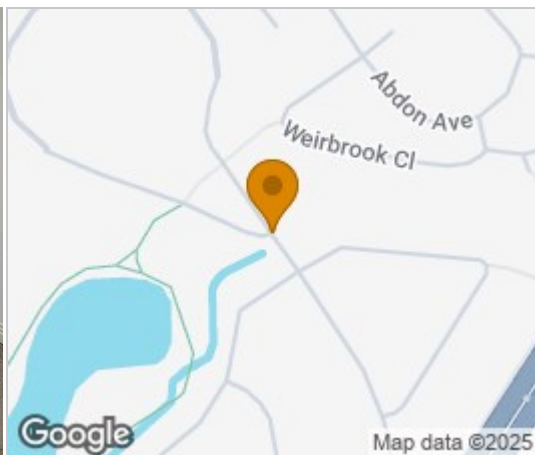
An enclosed garden laid mainly to lawn with panel fencing to borders.

Garage

17'9" x 8'11" (5.43 x 2.73)

Located next to the property with metal up and over door and ceiling light point.





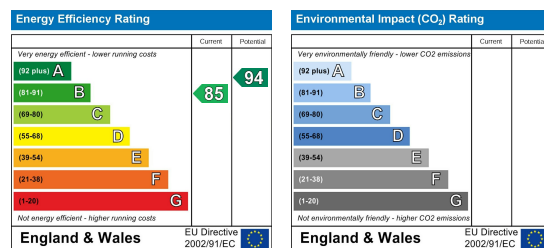
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.