



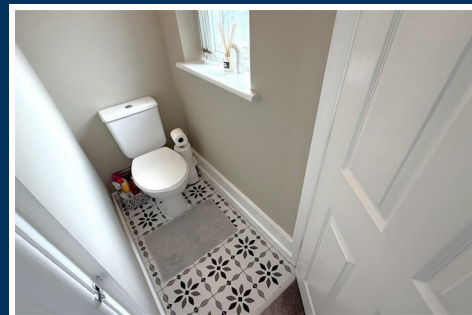
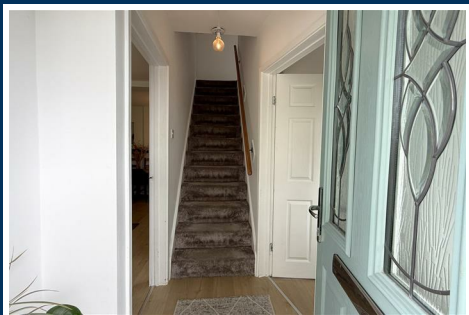
23 Gentian Close

Northfield, Birmingham, B31 1NN

Offers In The Region Of £270,000



***BEAUTIFUL EXTENDED SURPRISINGLY SPACIOUS FAMILY HOME!* Tucked away at the head of this well regarded cul-de-sac and offering lovely open views is this much improved and upgraded. extended three double bedroom mid-terrace home which offers excellent space and style alongside a superb landscaped rear garden for all the family to enjoy. The property is ideally situated near a variety of local amenities, including shops, eateries, and the Northfield Shopping Centre. Families will appreciate the proximity to reputable schools such as St Laurence Church Infant and Junior Schools, as well as King Edward VI Northfield School for Girls. Excellent transport links with Northfield railway station just over a mile away, providing direct services to Birmingham city center and beyond . The area is also well-served by multiple bus routes, ensuring easy connectivity. For leisure and recreation, residents can enjoy the nearby Victoria Common and the historic St Laurence's Church. This is a lovely family home ready to view and move straight into!**



Approach

This beautifully presented three bedroom mid terrace is approached via a parking area and pathway passing communal gardens leading to a landscaped front fore garden with a varied selection of well stocked flowerbeds with plants, trees and low level hedging, fore lawn and raised sleeper beds with a landscaped patio area and steps lead up to a composite frosted double glazed French door with accompanying side windows opening into:

Entrance Hall

With laminate effect floor covering, central heating radiator, sitsars rising to the 1st floor, ceiling light point and internal doors opening into:

Dual Aspect Living Room

10'04" x 18' (3.15m x 5.49m)

With double glazed window to the front aspect, double glazed French doors to the rear aspect, two ceiling light points, central heating radiator and continued laminate wood effect floor covering.

Living/Dining/Kitchen

10'05"x 16'09" (3.18mx 5.11m)

Living/Dining area with continued wood effect laminate floor covering, central heating radiator, double glazed window to the front aspect, ceiling light point, under stairs storage area, bi-folding door opening into side walkway/storage area, further ceiling light point and opens into kitchen area.

Kitchen Area

8'04" x 8'07" (2.54m x 2.62m)

With a matching selection of cream fronted wall and base units, roll edge work surfaces, integrated oven with four ring burner gas hob with in-built stainless steel extractor fan over, inset ceramic sink and drainer with hot and cold mixer tap, space facility for under counter fridge and dishwasher, tiled floor covering, ceiling light point, double glazed window to the rear aspect and tiling to splash backs.

Side Lean-To

From dining/living area bi-folding doors opens into side lean-to with frosted double glazed UPVC door giving access to the front garden, wall mounted gas meter, wall mounted electric fuse box, laminate wood effect floor covering, space facility for fridge freezer and door opens out into:

Utility

With plumbing facility for washing machine and tumble dryer and internal doors opens into:

Downstairs WC

With modern wall mounted wash hand basin with hot and cold mixer tap, hidden cistern push button WC, fully tiled and continued wood effect laminate floor covering.

First Floor Accommodation

From hallway stairs gives rise to the first floor

landing with loft access point with pull down ladder and with extra storage, double glazed window to the rear aspect, airing cupboard housing the combination boiler and further storage space, ceiling light point and internal doors opening into:

Bedroom One

12'11" x 9' (3.94m x 2.74m)

With double glazed window to the front aspect, door opening into over stairs cupboard with in-built shelving, further door opening into in-built storage cupboard, ceiling light point and central heating radiator.

Bedroom Two

10'5" max x 10'7" max (3.18m max x 3.23m max)

With double glazed window to the front aspect, ceiling light point, central heating radiator. storage space to over stairs and further to into in-built storage cupboard with in-built shelving.

Bedroom Three

9'07" x 7'02" (2.92m x 2.18m)

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

Separate WC

4'10" x 2'07" (1.47m x 0.79m)

With frosted double glazed window to the rear

aspect, tiled floor covering, ceiling light point, low flush WC,

Refurbished Bathroom

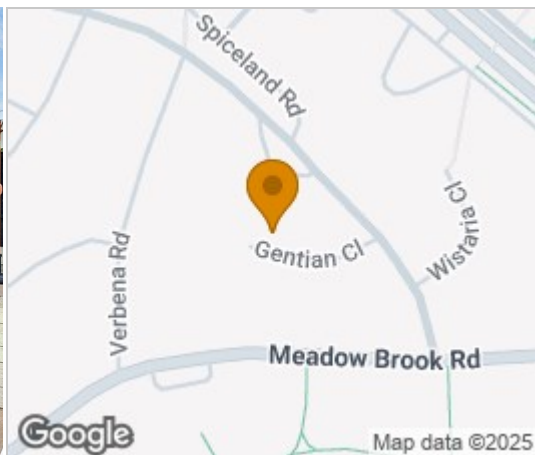
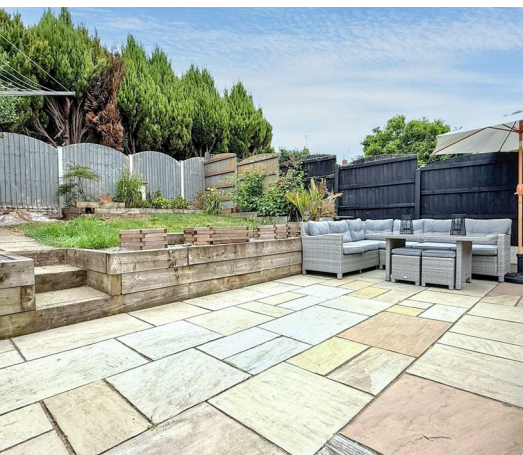
7'02" x 5'07" (2.18m x 1.70m)

With contemporary p-shaped bath with glass shower screen and mains powered shower over, contemporary wash hand basin on vanity unit with under sink double storage drawers and with hot and cold mixer tap, fully tiled to splash backs and floor, ceiling light point, double glazed frosted to the rear aspect and central heating radiator.

Rear Garden

Being accessed from French doors in the living room or rear lean-to leads to a superb landscaped rear garden with an initial block paved patio area with outside seating and entertaining areas, then steps leading up to the main garden area with further landscaped raised patio area with garden shed and sleeper raised beds with low maintenance flowerbeds, then steps leads up to the rear garden area being laid to lawns, decorative flowerbeds and being finished with panel fencing to all borders.





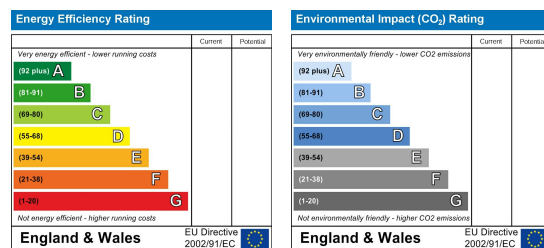
Floor Plan



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



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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.