



11 Northfield Road, Birmingham, B17 0ST

Offers Over £275,000

A beautifully presented, extended and much improved, two bedroom Victorian terrace home, primely located within walking distance of Harborne village and local amenities.

The accommodation consists of a dining room, lounge, newly refurbished and extended kitchen, including lean-to, south-westerly facing garden, two double bedrooms and newly refurbished bathroom.

Dining room 10'11 x 11'2 max (3.33m x 3.40m max)

Opaque double glazed and panelled front door, double glazed bow window to front elevation with fitted shutters, radiator, laminate flooring, arch feature fireplace, storage cupboards, door to lounge.

Lounge 12' x 11'3 (3.66m x 3.43m)

Double glazed window to rear, feature fireplace, fitted under-stairs storage cupboard for shoes and coats etc, storage cabinets, radiator, laminate flooring, stairs to first floor, door to kitchen.

Extended Kitchen 17'2 x 6'2 (5.23m x 1.88m)



Newly renovated and fitted extended kitchen with light and airy breakfast bar area. Double glazed windows and doors to lean to and double French doors leading to rear south facing garden, range of base units with fitted storage solutions, surmounted by laminate work surface with cupboards over, integral double oven/grill, hob and extractor hood, integrated fridge freezer, plumbing and space for a washing machine and dish washer, plinth heater and radiator,

Lean-to 17'3 x 4'1 (5.26m x 1.24m)

Opaque double glazed windows and door to side and rear elevation, plumbing and space for tumble dryer/washing machine, storage cupboard.

Landing

Doors leading off

Bedroom one 10'10 x 11'4 (3.30m x 3.45m)



Triple glazed window to front elevation, radiator, feature brick wall and fireplace.

Bedroom two 12'3 x 8'1 max (3.73m x 2.46m max)



Double glazed window to rear elevation, radiator, large storage cupboard with access to the partly-boarded loft.

Bathroom 9'4 x 6'1 (2.84m x 1.85m)



Newly renovated bathroom with double-glazed skylight, opaque double glazed window to rear elevation, L-shaped bath with rainforest shower over, floating wash hand basin with drawer unit, mirrored and lighted over vanity unit, low flush WC, heated towel rail.

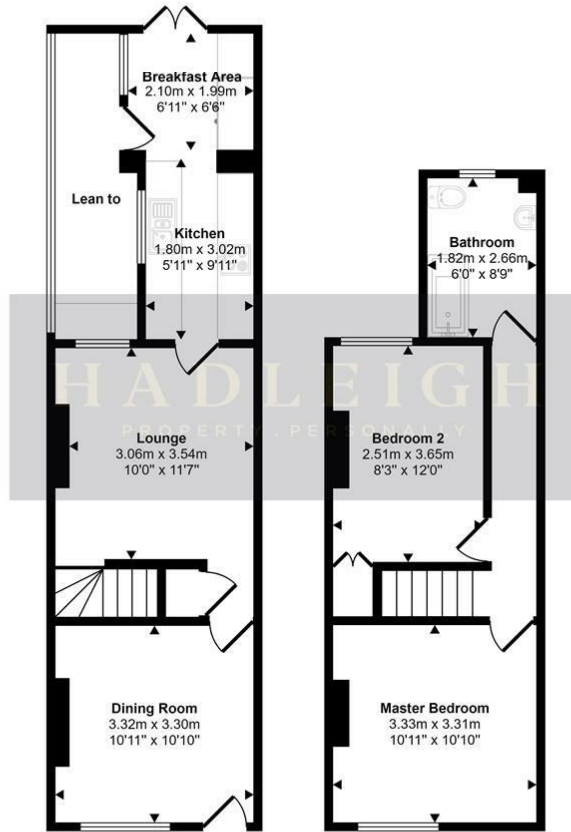
Garden



French-door access, south westerly-facing deceptively quiet garden, non-overlooked, paved patio, lawn with mature shrub borders, fencing to boundaries.

Floor Plan

Approx Gross Internal Area
69 sq m / 741 sq ft

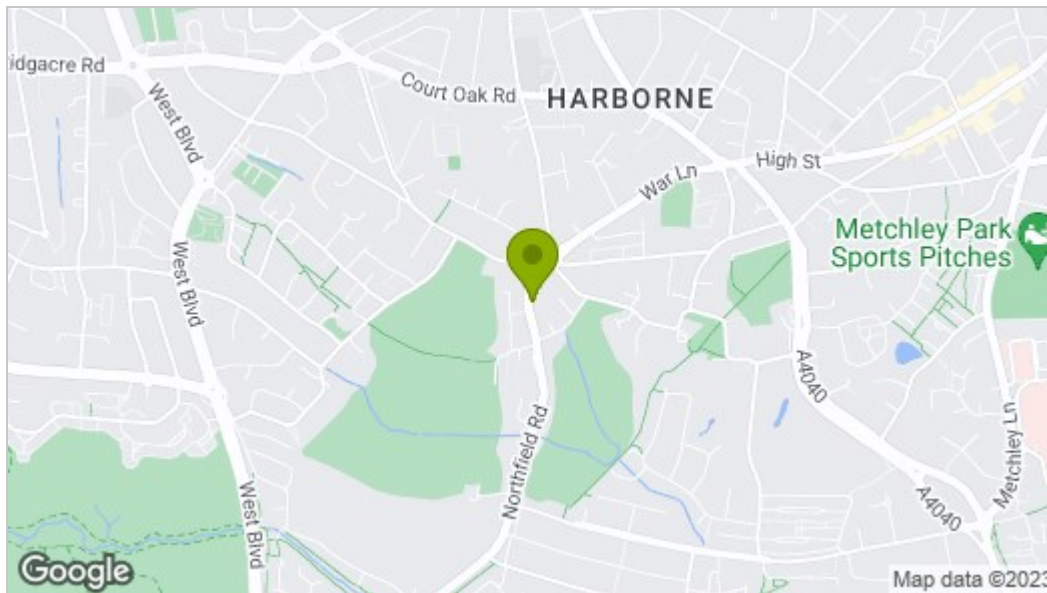


Ground Floor
Approx 37 sq m / 397 sq ft

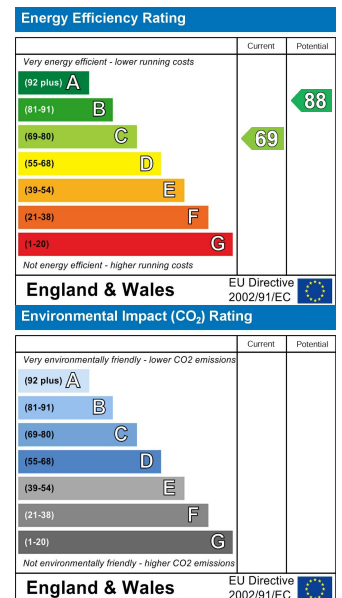
First Floor
Approx 32 sq m / 344 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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