154 Cromwell Lane, Northfield, B31 1AT

Offers In The region Of £169,950  EPC: C
INTERNAL INSPECTION HIGHLY RECOMMENDED OF THIS DELIGHTFUL MODERN TOWN HOUSE RESIDENCE with Three good sized Bedrooms, very nicely presented modern Kitchen, Bathroom with separate shower cubicle and Off Road Parking. EP Rating C.

LOCATION Northfield, situated South West of Birmingham offer a number of sought after local schools including The Meadows & St Brigid's Primary Schools, Shenley Academy Secondary School & Sixth Form together with Turves Green Boys’ & Girls’ Secondary School in West Heath. Regular road and rail public services are available with railway stations located in Longbridge and Northfield providing access to Birmingham City Centre with the M5, junction 4 and M42, junction 2 being readily accessible. Other facilities include Northfield Library, Northfield Pool & Fitness Centre and a range of shopping facilities locally including the rapidly expanding and recently regenerated Longbridge Town Centre. This property is also close by to Shenley’s Park.

SUMMARY
* Modern & very well presented Town House residence
* Three Good Sized Bedrooms
* En Suite Shower Room to Bedroom One
* Reception Hall Entrance
* Cloakroom & Guest W.C.
* Modern Kitchen
* Generous Lounge/Diner
* Conservatory
* Very nicely presented first floor Bathroom with separate shower cubicle
* Block Paved Drive
* Lawned Rear Garden
* Would make an excellent First Time Purchase
* Being close by to Shenley’s Park

GENERAL INFORMATION Tenure: The Agent understands the property is Freehold. Heating & Glazing: There are double glazed windows and doors installed within the property. There is a gas fired central heating system with a Ferroli combination boiler located in the Cloakroom that serves the hot water and heating system.
GROUND FLOOR
Reception Hall
Cloakroom & W.C.
Modern Kitchen (Front)
14' 9" (4.50m) max x 9' 9" (2.97m)
Lounge/Diner (Rear)
16' 9" (5.11m) plus recess x 12' 9"
(3.89m)
Double Glazed Conservatory (Rear)
7' 0" x 7' 0" (2.13m x 2.13m)

FIRST FLOOR
Landing
Bedroom One (Rear)
12' 9" x 10' 9" (3.89m x 3.28m)
En Suite Shower Room
Bedroom Two (Front)
11' 9" x 9' 0" (3.58m x 2.74m)
Bedroom Three (Rear)
13' 0" x 7' 0" (3.96m x 2.13m)
Bathroom with Separate Shower Cubicle
8' 6" x 5' 3" (2.59m x 1.60m) plus recess for Shower Cubicle

OUTSIDE
Front
Having Block Paved Drive for Off Road Car Parking
Rear Garden
Being Lawned
THE CONSUMER PROTECTION REGULATIONS
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, verification should be obtained before viewing. The Agent has not tested any apparatus, equipment, fixture or fittings or services and so cannot verify that they are connected, in working order or fit for the purpose intended. Items in photographs are NOT necessarily included. All measurements are approximate. These details do not constitute a contract or part of a contract. The Agent has not checked legal documents to verify the Freehold/Leasehold status of the property or that necessary planning permissions have been obtained. Interested parties are advised to obtain verification from their solicitor or surveyor.

FLOOR PLANS
Where shown, the plan is for illustration purposes only and is not to scale. The floor area shown is taken from the EPC calculations and is therefore approximate and will include only habitable areas.

PROPERTY INFORMATION QUESTIONNAIRE
A copy of the Property Information Questionnaire is available about this property at our office. This has been completed by the Seller to provide comprehensive information about the property which will be of relevance to any intending Purchaser.

FIXTURES AND FITTINGS
Only those items mentioned in these particulars are included in the sale. All other items are excluded.

GENERAL ADVICE
All interested parties should check availability and explore the situation of a property on Google Earth/Google Street Maps Street View before viewing. Viewings are via the Agents. Under the Money Laundering Regulations we are required to verify the identity of the buyer before accepting an offer.