



**Somerdale House New House Farm Drive, Northfield
Birmingham B31 2GN**

welcome to

Somerdale House New House Farm Drive, Northfield Birmingham

This generous apartment benefits from an open plan lounge kitchen, en suite family bathroom and fitted wardrobes to the to bedrooms, and a stunning Juliet balcony three spacious storage cupboards, allocated parking spaces. Not to be missed!

Agent Note

This property is council tax band D.

Entrance Hall

3 x storage/cupboards, doors to kitchen/living room, bedrooms 1 & 2, and bathroom.

Kitchen/Living Room

28' 8" x 11' 1" (8.74m x 3.38m)

Double glazed window & door to balcony, laminate flooring, radiators, space for dining table, ceiling light connection, integrated oven & hob with extractor over, integrated fridge freezer, range of wall & base units with worktops over, under unit lights, sink & drainer with mixer tap.

Bedroom 1

21' 5" x 13' 1" (6.53m x 3.99m)

Double glazed window, built in wardrobe/cupboard, carpet, ceiling light connection, radiator.

Bedroom 2

17' 8" x 8' 2" (5.38m x 2.49m)

Double glazed window, built in wardrobe, carpet, ceiling light connection, radiator.

En-Suite

8' 5" x 4' 5" (2.57m x 1.35m)

Double glazed window, wash hand basin with mixer tap & mirror above, low level flush w/c, shower cubical with glass door, heated towel rail, fully tiled walls.

Bathroom

7' 4" x 6' 4" (2.24m x 1.93m)

Bathtub with shower over & shower curtain, low level flush w/c, wash hand basin with mixer tap & mirror above, fully tiled walls, heated towel rail.

Parking

2 allocated parking spaces for residents.

Patio

Small patio area at side of property, artificial grass, space for seating area.





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Somerdale House New House Farm Drive, Northfield Birmingham

- GROUND FLOOR APARTMENT
- OPEN PLAN LOUNGE, DINING AND KITCHEN
- SET IN LANDSCAPED GROUNDS
- TWO DOUBLE BEDROOMS - ENSUITE TO MASTER
- FAMILY BATHROOM ROOM

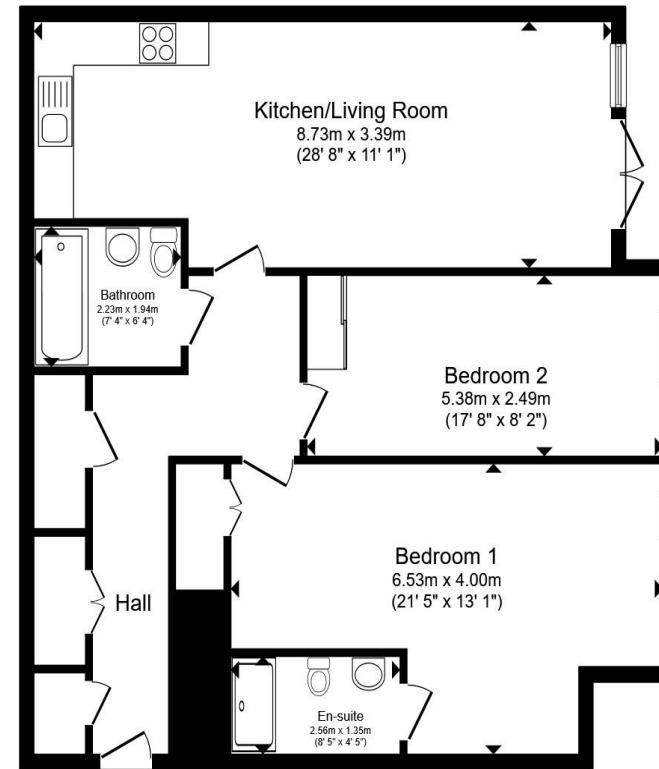
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1900.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of **£245,000**



Total floor area 91.6 m² (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
HBN112364 - 0002

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