



2 South Walk, Northfield, B31 3HY

Guide Price £135,000

EPC: D

AN IDEAL FIRST TIME PURCHASE, THIS END TERRACE RESIDENCE OF NON-TRADITIONAL BUILD HAS TWO GENEROUS BEDROOMS along with modern kitchen and bathroom, further benefiting from plenty of off-road car parking, this would also make an ideal investment. EP Rating D.

LOCATION

West Heath is a popular residential area based on a small village formed in the early 1900s, with the majority of its growth and expansion taking place just after the Second World War. Located to the South West of Birmingham City Centre, the area is well served by bus and rail links from the nearby Northfield train station, offering services every 10 minutes during peak times to the city centre, Redditch, and Lichfield. West Heath is well situated for the M42 and M5 providing access to the wider motorway network, making it ideal for commuters. There are a variety of local amenities, such as a local Tesco Express, hairdressers, and a pharmacy, on a small but pleasant high street. Within close proximity is Northfield, which offers a wider range of shopping and leisure facilities. West Heath Park offers a range of recreational activities, as well as the close by Cofton Park, and Lickey Hills Country Park. There also a number of good local schools, including West Heath Primary School and St John Fisher Catholic School.

SUMMARY

- * Delightful end townhouse residence
- * Enclosed porch entrance
- * Reception hall
- * Through lounge/diner
- * Kitchen overlooking the rear garden
- * Two Generous bedrooms
- * Modern first floor bathroom with white suite
- * Fore garden and lawned rear garden
- * Side slabbed driveway for multi car parking
- * Would make an ideal first time purchase or investment

GENERAL INFORMATION

Tenure - The agent understands the property is freehold.

Heating and Glazing - There are double glazed windows installed within the property with the exception being a single glazed door to the front from the side enclosure. There is a modern gas fired central heating system with a Vaillant combination boiler which is located in bedroom one for the hot water and heating system.

GROUND FLOOR

Reception Hall

Through lounge/diner

20' 10" (6.35m) x 11' 6" (3.51m) max
and 9' 9" (2.97m) min

Kitchen (rear)

10' 4" (3.15m) max x 8' 2" (2.49m) max

Side enclosure

12' 0" x 4' 6" (3.66m x 1.37m)

FIRST FLOOR

Landing

Bedroom One (front)

14' 8" x 9' 6" (4.47m x 2.90m)

Bedroom Two (rear)

11' 1" (3.38m) max and 9' 0" (2.74m)
min

x 10' 4" (3.15m) avg.

Modern bathroom (rear)

7' 7" x 5' 6" (2.31m x 1.68m)

Having modern white suite

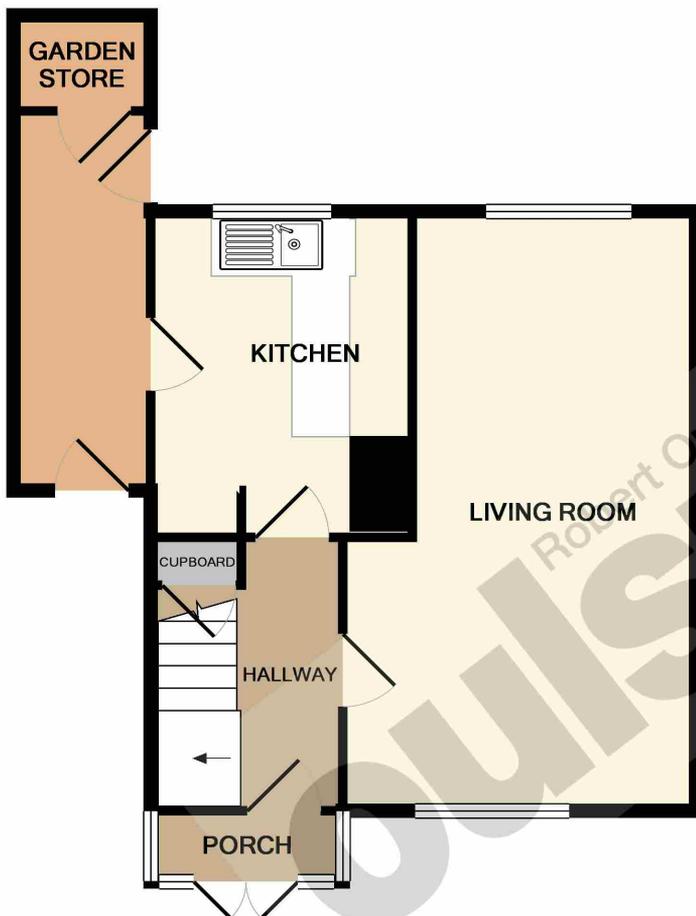
OUTSIDE

Front

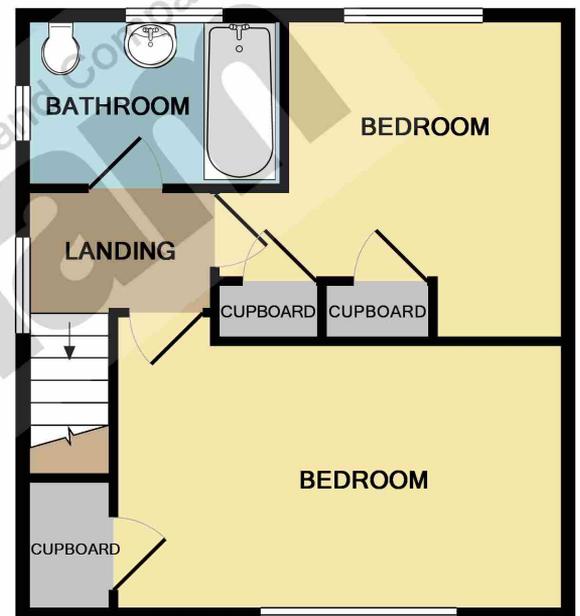
Having lawned fore garden and slabbed
side driveway for ample off-road car
parking

Rear

Garden being lawned



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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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.

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