

**A RECENTLY RENOVATED THREE BEDROOM DETACHED FAMILY HOME**



**86 BODENHAM ROAD  
NORTHFIELD B31 5DT**

- Very popular and established residential location
- Gas central heating and double glazing
- Lounge and extended kitchen/family/dining space
- 3 bedrooms and family bathroom
- Off road parking, garage and enclosed rear garden

**£305,000 - FREEHOLD**

Situated in Bodenhams Road Northfield an established and popular residential location with well regarded schools, excellent shopping facilities and great transport links. The property has been recently refurbished and boasts a super extended kitchen/living/dining room to the rear, newly fitted family bathroom and fresh décor throughout. The property is approached via a block paved drive allowing for off road parking and double glazed entrance porch.

### THE ACCOMMODATION COMPRISES

**ENTRANCE HALLWAY** with hardwood entrance door having decorative glazed insert, coving to ceiling, central heating radiator, stairs leading to the first floor and doors off to;

**LOUNGE 12'6" into bay x 11'9"** double glazed bay window to front, coving to ceiling, central heating radiator and fire surround with tiled hearth.



**LIVING/DINING/KITCHEN 16' 11" overall x 16' 4" overall** double glazed window and door to the rear in the kitchen area and further double glazed sliding patio door in the dining/living area. A bright and spacious room that has a part dividing wall to separate has been newly fitted with contrasting wall and floor units with complimentary work surface over, tiling to splashback area, fitted oven with four ring gas hob and extractor over. Stainless steel sink with mixer tap and door to under stairs storage cupboard housing Worcester boiler.



## FIRST FLOOR

**LANDING** obscure double glazed window to the side, access to loft and doors off to;

**BEDROOM 1** 10'10" excluding recess x 10'7" excluding recess with double glazed window to front, coving to ceiling and central heating radiator.

**BEDROOM 2** 9'8" excluding recess x 10' 2" with double glazed window to rear, coving to ceiling and central heating radiator.

**BEDROOM 3** 7' 9" x 5' 8" with double glazed window to the front, coving to ceiling and central heating radiator.

**HOUSE BATHROOM** with obscure double glazed window to rear and newly fitted white suite comprising panelled bath with thermostat mixer shower over and concertina glass screen, close coupled WC and vanity unit wash hand basin. Fully tiled and central heating radiator.

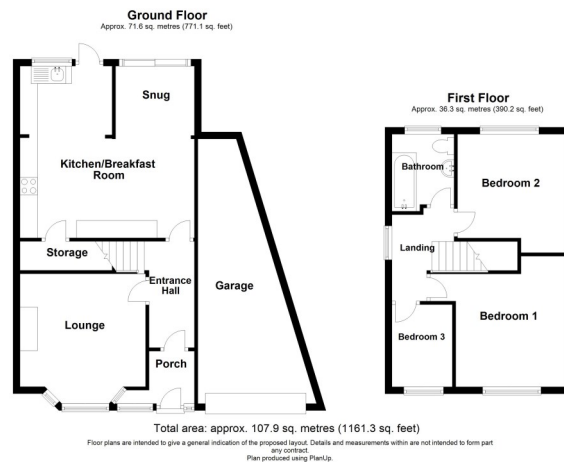


## OUTSIDE

**GARDEN** an enclosed well maintained and manageable garden having paved patio area with steps up to lawn, further hard standing with timber shed, gated access to the front and planting borders



**GARAGE 24'8" X 10'4" max tapering to 3'9" min** having up and over electric door, power and lighting.



## GENERAL INFORMATION

**TENURE** We are informed the property is Freehold

**VIEWING** By prior appointment with Oakton Estates on 0121 459 9641

**EPC Rating** 'E53'

**COUNCIL TAX BAND D**

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.