melvyn Danes
ESTATE AGENTS

Whitehill Lane

Northfield

Offers Around £300,000

Description

An ideal location for this stunning three bedroom extended semi detached house in this most sought after location close to the local facilities of Northfield.

Beautifully presented and improved by the current owners to a very high standard.

There are well regarded primary and secondary schools within close proximity including St Joseph's Primary, St Thomas Aquinas Secondary School, Bournville School and the ever popular Kings Norton Boys and Girls secondary schools.

A substancial mix of local shops can be found in Northfield and Kings Norton Green villages which both include independant shops, supermarkets and hostelries.

Trains and buses offer regular services to the surrounding areas and Birmingham City Centre.
Just a short short drive away you will find the M42 motorway forming the hub of the midlands motorway network.

Set back from the road via a block paved driveway, UPVC double glazed double doors open into the hallway having stairs to the first floor accommodation and doors into the lounge and extended modern kitchen diner with double doors to the landscaped rear garden.

On the first floor there are three bedrooms and a modern bathroom.

The stunning landscaped rear garden has a decked patio leading to a further decked terrace with artificial lawn and water feature, mature well stocked flower and shrub borders the rear lawn with timber shed, fencing to boundaries and gated side access.

Accommodation

PORCH

HALLWAY

LOUNGE
16'7 into dog leg bay x 10'2 (5.05m into dog leg bay x 3.10m)

SUPERB EXTENDED KITCHEN DINER
16'1 x 14'1 (4.90m x 4.29m)

LANDING

BEDROOM 1
13'2 into dog leg bay x 10'0 (4.01m into dog leg bay x 3.05m)

BEDROOM 2
13'3 into dog leg bay x 10'0 (4.04m into dog leg bay x 3.05m)

BEDROOM 3
6'6 x 5'7 (1.98m x 1.70m)

MODERN BATHROOM

LANDSCAPED REAR GARDEN

FRONT DRIVEWAY

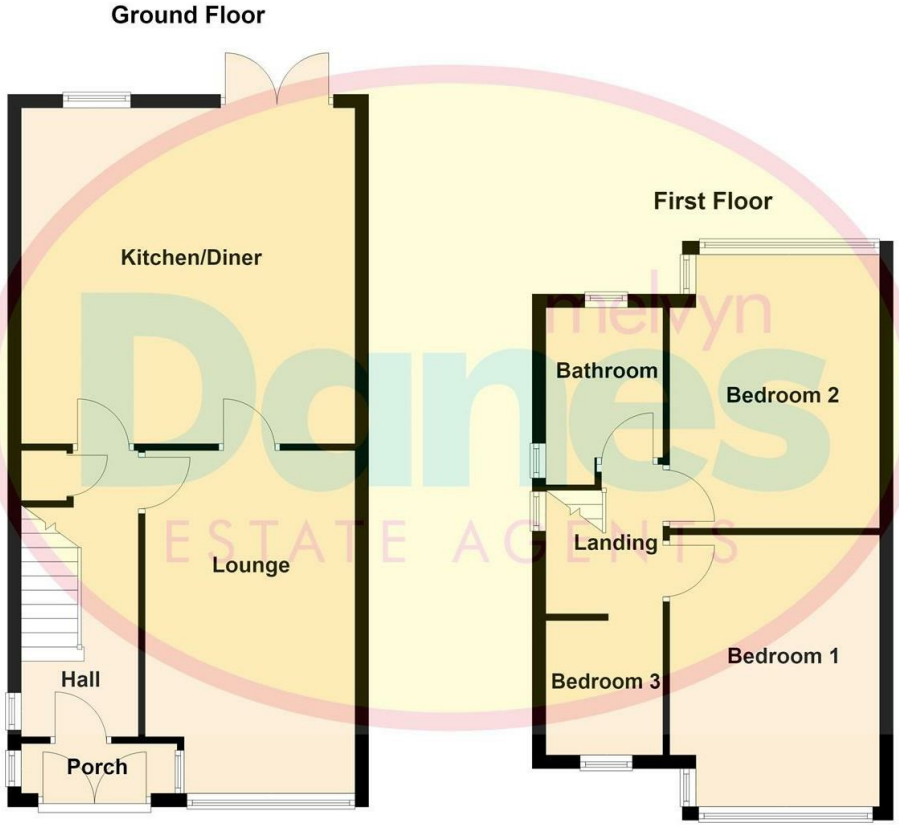
TENURE: We are advised that the property is Freehold.

These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

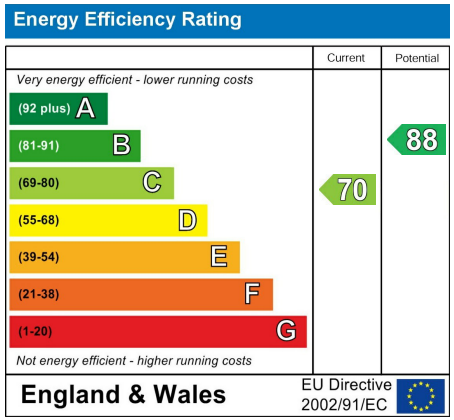
BROADBAND/MOBILE: Please refer to checker www.ofcom.org.uk for broadband and mobile coverage at the property. From data taken on 28/07/2026 we understand that the standard broadband download speed at the property is around 14 Mbps, and the estimated fastest download speed currently achievable for the property post code area is around 10,000 Mbps. Actual service availability or speeds received may be different and may vary depending on the time a speed test is carried out. Mobile coverage can vary depending on the network provider and other factors that can affect the local mobile reception and actual services available may be different depending on the particular circumstances, precise location and network outages.

MONEY LAUNDERING REGULATIONS: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay an administration fee of £25 (incl VAT) for each person connected with the transaction to cover these checks. If we are instructed by a third party selling agent they may carry out their own AML checks and any prospective purchaser will be required to pay any additional costs involved – please speak to the office for confirmation.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



46 Whitehill Lane Northfield Birmingham B29 4QF
Council Tax Band: C



Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

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