



# Tollgate Close, Northfield

## Offers Around £260,000

- REFUBISHED THROUGHOUT
- PORCH
- REFITTED KITCHEN
- FAMILY BATHROOM
- REAR GARDEN
- DRIVEWAY
- LOUNGE DINER
- THREE GOOD SIZE BEDROOMS
- SINGLE GARAGE
- NO UPWARD CHAIN

Tollgate Close is a cul de sac off Coney Green Drive and sits on the borders of Longbridge and Northfield.

The whole area has been the subject of a recent improvement programme including the redevelopment of the Rover car works with the exciting and vibrant Longbridge Village Development with excellent shopping and recreational facilities.

At the end of Central Avenue is Longbridge Railway Station with regular commuter services into Birmingham City Centre and University for the Queen Elizabeth Hospital.

An excellent location therefore for this refurbished semi detached property which sits back from the road behind a paved driveway from where double glazed entrance doors opens to the

### **PORCH**

Having entrance door to

### **LOUNGE DINER**

**27'3" x 13'5" max 10'5" min (8.31m x 4.09m max 3.18m min )**



Having double glazed bow window to front aspect, double glazed sliding door to rear garden, three ceiling light points, two central heating radiators, stairs rising to first floor landing and door to

### **KITCHEN**

**10'4" x 10'9" (3.15m x 3.28m )**



Having a double glazed window to rear aspect, a refitted kitchen with a range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap over, built in electric oven, four ring gas hob with extractor over, space and plumbing for washing machine and dishwasher, space for tumble dryer and fridge freezer, recessed lights, central heating radiator and double glazed door to rear garden

### **FIRST FLOOR LANDING**

Having ceiling light point and doors off to the three bedrooms and family bathroom

### **BEDROOM ONE**

**16'5" x 10'0" min (5.00m x 3.05m min )**



Having double glazed window to front elevation, ceiling light point and central heating radiator



### **BEDROOM TWO**

**16'5" into door recess x 9'7" (5.00m into door recess x 2.92m )**



Having double glazed window to front elevation, ceiling light point, central heating radiator and storage cupboard

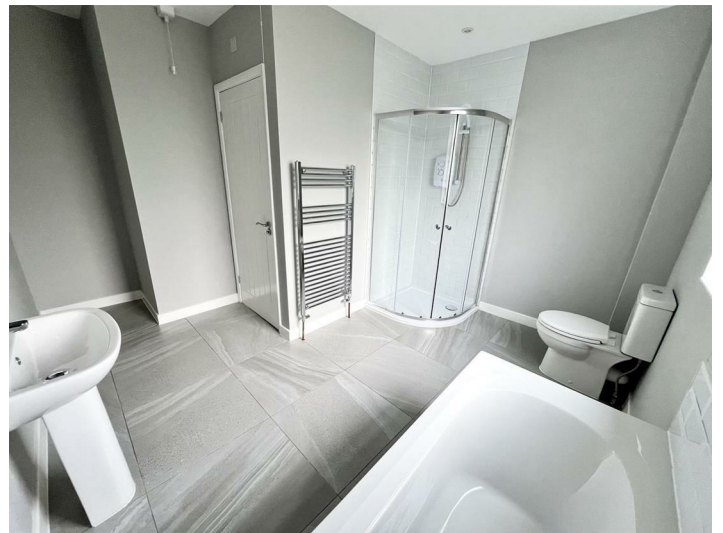
### **BEDROOM THREE**

**10'5" max x 10'5" max (3.18m max x 3.18m max )**



Having double glazed window to rear elevation, ceiling light point and central heating radiator

### **BATHROOM**



Having double glazed window to rear elevation, panel bath with mixer tap, shower cubicle with electric shower, low level wc, pedestal wash hand basin, recessed lights and heated chrome towel rail

### **SINGLE GARAGE**

**19'10" x 7'9" (6.05m x 2.36m )**

Having up and over door to the front driveway, ceiling light point, wall mounted gas central heating boiler and door to side of the property leading to the rear garden

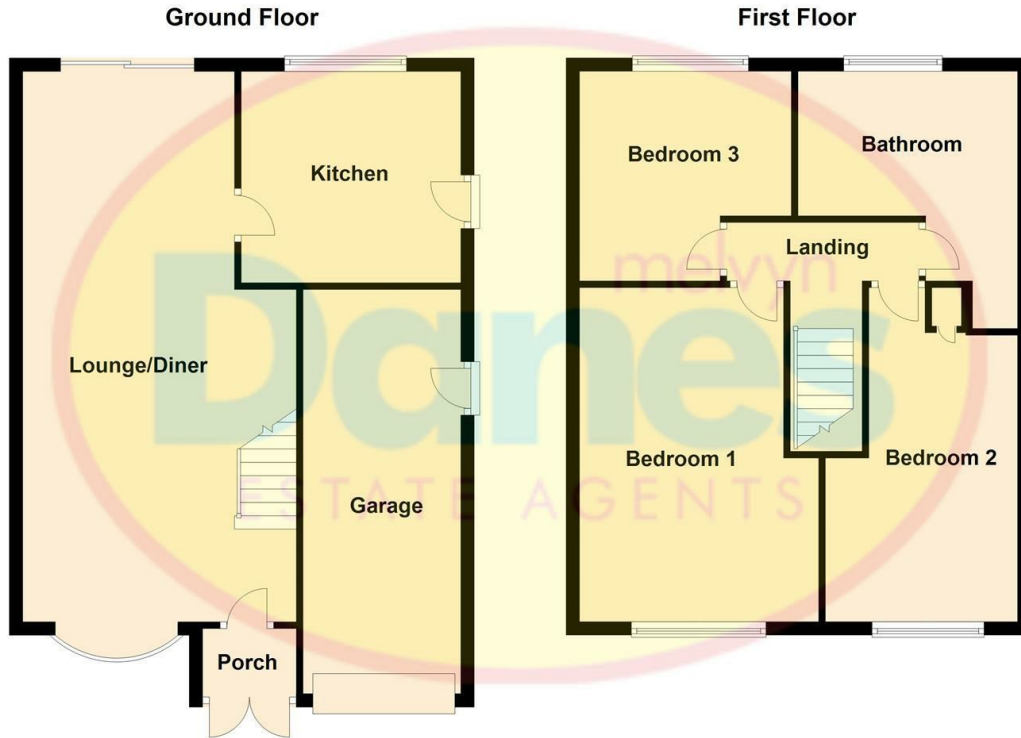
### **REAR GARDEN**



Crazy paved patio with the rest laid mainly to lawn, outside tap, door to garage and gated access back to the front of the property

## FLOOR PLAN

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.



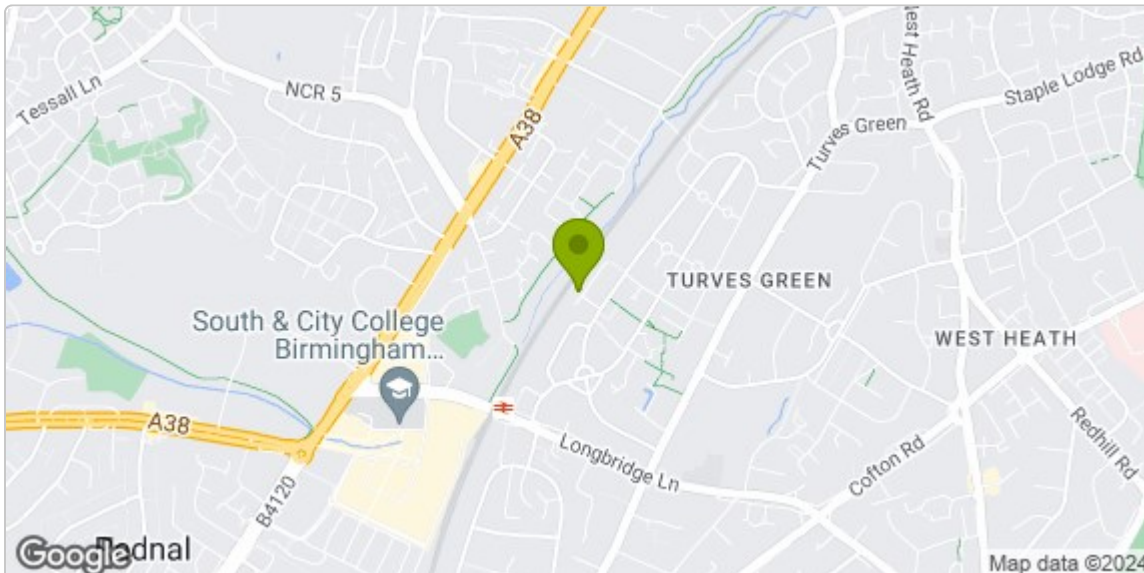
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** 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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
26 Tollgate Close Northfield  
Birmingham B31 4EA

**Council Tax Band:** C

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk