



**Connells**

Norrington Grove  
Northfield



### Property Description

Positioned on a spacious corner plot in the sought-after area of Northfield, this three-bedroom property offers a fantastic opportunity for families, first-time buyers, or investors alike. With generous living space inside and out, this home provides comfort, practicality, and excellent potential.

On the ground floor, the home features a bright and spacious living area, ideal for family relaxation or entertaining. The adjoining kitchen is functional and well-sized, with ample room for dining and direct access to the garden - a great space for cooking and hosting.

Also located on the ground floor is a family bathroom, offering convenience and space, with potential for modernisation or redesign to suit individual needs.

Upstairs, the property comprises three generously sized bedrooms, each offering plenty of natural light and flexibility for use as sleeping quarters, office space, or guest rooms.

One of the standout features of this home is the large rear garden, enhanced by its corner plot position, providing extended outdoor space ideal for children's play, gardening, or future development. The garden offers a high degree of privacy and has the potential to become a true outdoor haven.

Located in a popular residential area, the property is well-connected to local amenities, schools, parks, and transport links, including Northfield train station and major road networks.

This is a fantastic opportunity to secure a solid, spacious property with excellent outdoor space.

### Approach

Set back behind a small driveway.

### Entrance Hallway

Panelled radiator, ceiling light point, stairs off.

### Lounge

17' 1" max x 13' 9" max ( 5.21m max x 4.19m max )

Ceiling light point, laminated flooring, double glazed bay window to front, tv point, understairs store

### Breakfast Kitchen

11' 3" x 9' 4" ( 3.43m x 2.84m )

Matching wall and base units, sink with drainer and mixer tap, ceiling light point, panelled radiator, space for fridge freezer and washing machine, integrated oven, 4 ring gas hob, extractor fan, part tiled, window and door to rear, space for table and chairs.

### Ground Floor Bathroom

Panelled bath with shower over, hand wash basin, low flush w.c, ceiling light point, frosted window, heated towel rail, fully tiled.

### Landing

Ceiling light point, loft access, window to side elevation.

### Bedroom One

13' 10" plus alcove x 10' 10" ( 4.22m plus alcove x 3.30m )

Panelled radiator, ceiling light point, double glazed window to front.

### Bedroom Two

12' 9" x 9' 6" ( 3.89m x 2.90m )

Ceiling light point, panelled radiator, double glazed window to rear, laminated flooring.

### Bedroom Three

9' 6" x 7' 6" ( 2.90m x 2.29m )

Ceiling light point, panelled radiator, double glazed window to rear, laminated flooring.

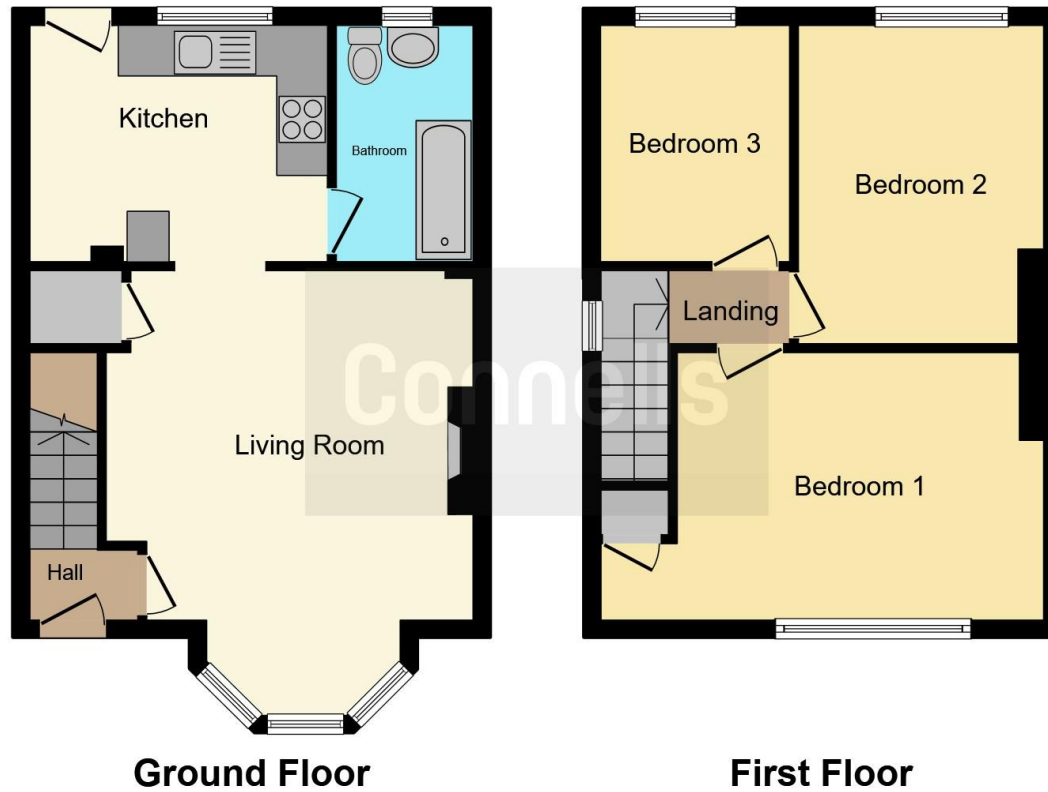
### Rear Garden

Part patio, large grass area, mature trees and shrubbery, timber fence surround.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO310389](http://connells.co.uk/Property/HBO310389)**



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HBO310389 - 0002