



The logo for Arden Estate Agents features a stylized green house icon above the word "arden" in a bold, white, lowercase sans-serif font. Below "arden" is the text "ESTATE AGENTS" in a smaller, white, uppercase sans-serif font.

arden
ESTATE AGENTS

It's who
you move
with.

Middlemore Road, Northfield, Birmingham, B31 3UL

£225,000

3 1 1



A well presented three-bedroom terraced residence in the heart of Northfield, Birmingham. This residence boasts an open-plan lounge and dining area, complemented by a generously sized kitchen. Modern amenities include a shower room. Outside, a serene rear garden awaits, perfect for relaxation and entertaining.

This property presents an array of appealing features, including a front garden and a welcoming entrance hall. Inside, an expansive open-plan lounge/diner impresses with its bay window and striking feature fireplace, making the home a cosy retreat. The well-appointed kitchen conveniently connects to the rear garden, ideal for outdoor dining. Ascending the stairs to the first-floor landing, one discovers a master bedroom alongside two additional double bedrooms, all offering ample space and comfort. Completing this floor is a modern shower room.

Outside, the property enjoys, a rear garden with steps leading up to a lawn and a patio area. With gate access to the front, a shed for storage, and a blend of fencing and hedging, this outdoor space combines functionality with aesthetic appeal.

Northfield is a vibrant town offering a number of shopping and eating facilities, plus easy access for commuters into Birmingham City Centre via Northfield Train Station. Nearby, is also Longbridge Train Station and the recently regenerated Longbridge Town Centre Development (former MG Rover car plant), home to the largest Marks and Spencer in the Midlands.

Lounge Diner - 8.45m x 3.66m (27'8" x 12'0") max

Kitchen - 3.63m x 4.57m (11'10" x 14'11") max

Stairs To First Floor Landing

Master Bedroom - 4.2m x 2.88m (13'9" x 9'5")

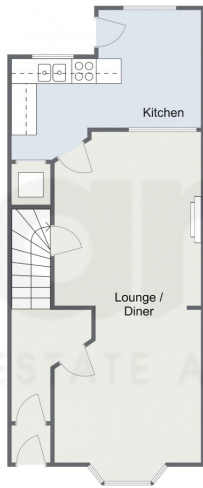
Bedroom 2 - 3.67m x 2.89m (12'0" x 9'5") max

Bedroom 3 - 3.64m x 2.3m (11'11" x 7'6") max

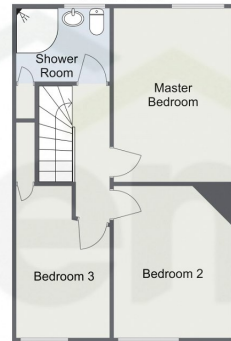
Shower Room - 2.26m x 1.77m (7'4" x 5'0")



Middlemore Road, Northfield, Birmingham
Ground Floor



First Floor



Total Area Approx
89.6 Sq M
964.4 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Three Bedrooms
- Kitchen
- Rear Garden
- Open Plan Lounge/Diner
- Modern Shower Room
- Entrance Hall



4/12/24, 1:03 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
99 Middlemore Road Northfield BIRMINGHAM B31 2 XL	Energy rating E	Valid until 4 April 2034
	Certificate number 6258-3038-0254-7444-5254	
Property type	Mid-terrace house	
Total floor area	98 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/6258-3038-0254-7444-5254?print=true>

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For more information on this house or to arrange a viewing please call the office on:

0121 453 4349

Alternatively, you can scan the QR to view all of the details of this property online.

