



**1 Cypress Grove, Birmingham**  
Birmingham

Offers Over **£330,000**



**NO ONWARD CHAIN** – A well-proportioned four-bedroom detached family home situated in the popular Northfield area of Birmingham, conveniently located for local schools, shops, and transport links. The property benefits from a kitchen with adjoining utility room, two reception rooms, an en-suite to the master bedroom, family bathroom, guest WC, rear garden, driveway, and garage.

Upon entering the property, you are welcomed into a hallway with a convenient guest WC. From here, there is access to the kitchen, which is complemented by an adjoining utility room providing additional storage and practicality. To the rear of the home is the spacious lounge, featuring double doors opening into the dining room, creating a versatile living and entertaining space.

Stairs rise to the first-floor landing, providing access to the master bedroom with fitted wardrobes and an en-suite shower room, double bedroom two and double bedroom three, both benefiting from fitted wardrobes, and bedroom four. A family bathroom completes the accommodation on this floor.

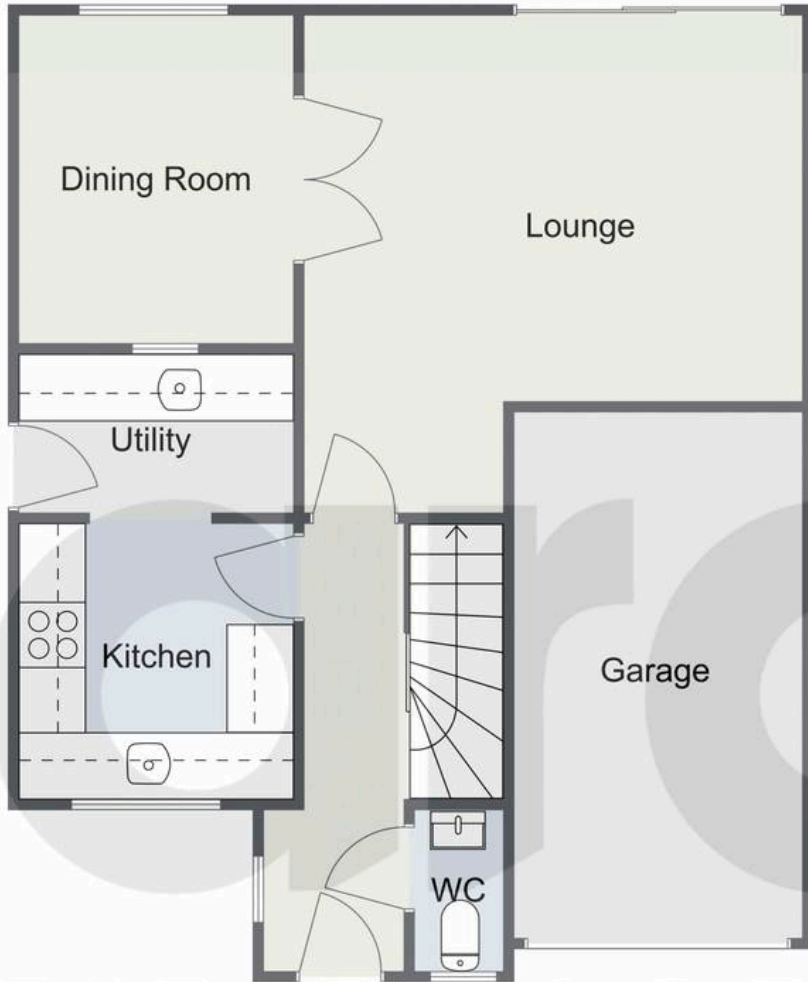
Externally, the property enjoys a pleasant rear garden comprising a paved patio and lawn, complemented by mature planting and greenery. The garden is enclosed by fenced boundaries, creating a private outdoor space.

Residents benefit from being just a short distance from Longbridge Train Station, offering direct links to Birmingham New Street, making it ideal for commuters. The nearby Longbridge Retail Park provides a range of amenities, including Marks & Spencer and Sainsbury's. Northfield itself offers a good selection of local shops, schools, and parks. Popular green spaces such as Manor Farm Park and Lickey Hills Country Park are within easy reach, offering plenty of opportunities for outdoor activities. With strong transport links via the A38 and M5, plus access to both Northfield and Longbridge town centres, Cypress Grove is perfectly placed for convenient, modern living in a thriving part of South Birmingham.

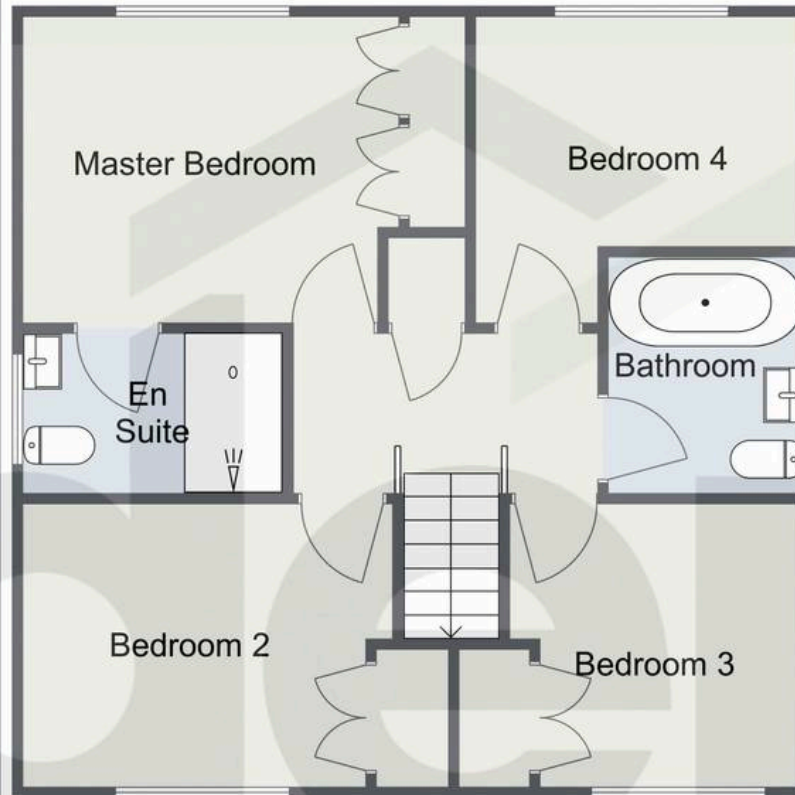


# Cypress Grove, Birmingham

## Ground Floor



## First Floor



Total Area Approx  
106.2 Sq M  
1143.12 Sq Ft

ESTATE AGENTS

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.



## Arden Estates

Arden Estates Rubery, 14 Old Birmingham Road, Lickey End - B60 1DE

0121 453 4349

[rubery@ardenestates.co.uk](mailto:rubery@ardenestates.co.uk)