

AP MORGAN



Rea Road, Northfield, Birmingham
Asking Price £330,000

Features:

- Well-presented semi-detached house
- Four good sized bedrooms
- Two sitting rooms
- Modern fitted kitchen/diner and utility
- Bathroom, en-suite and two W.Cs
- Low maintenance garden
- On road parking
- EPC- D

Description:

This spacious and well-presented townhouse is situated in the sought after area of Northfield, Birmingham. Ideal for those with large families with plenty of living space and a stylish décor throughout as well as local amenities including shops, schools and public transport links conveniently located nearby. Upon approach to the property there is a small fenced front garden area which is gated with a pathway leading up to the front door. There is a single car driveway to the side of the property as well as on street parking for visitors. Moving inside, the ground floor of the property comprises of a welcoming entrance porch and hallway with understairs storage and a downstairs W.C; family dining room with bay window; open plan and modern fitted kitchen/diner with integrated appliances as well as a utility space for a freestanding washing machine and tumble dryer. Double patio doors at the rear of the kitchen also provide access into the rear garden. Moving upstairs, the first floor comprises of a spacious lounge area with a Juliet balcony with views of the river Rea which flows across the road from the property; a good-sized double bedroom and a W.C for additional convenience. A further flight of stairs leads up to the second floor which comprises of the master bedroom with en-suite shower room; bedroom three with space for a double bed; bedroom four with space for a single bed and finally a family bathroom. The lovely rear garden is a good size and is low maintenance with a gravel lawn and patio area perfect for outdoor furnishings. Large fencing on all sides provides additional privacy and security as well as a rear gate for ease of access when carrying garden appliances or furnishings. This property is positioned in Northfield, roughly 1.7 miles from Longbridge providing further shopping opportunities and amenities. Longbridge train station also provides direct transport into Birmingham City Centre. The property is also conveniently positioned for travel via road to Birmingham City Centre, the M5 and M42 motorways, and beyond. Well-regarded primary schools, secondary schools, and higher education institutions are also located nearby.



Details:

Lounge 18'11" x 15'10" (5.77m x 4.83m)

Dining Room 12'5" x 9'6" (3.78m x 2.9m)

Kitchen/Diner/Utility 19'4" x 15'11" (5.9m x 4.85m)

Master Bedroom 12'3" x 11'8" (3.73m x 3.56m)

Bedroom Two 15'10" x 9'8" (4.83m x 2.95m)

Bedroom Three 9'9" x 8'10" (2.97m x 2.7m)

Bedroom Four 9'9" x 6'7" (2.97m x 2m)

Bathroom 6'11" x 5'6" (2.1m x 1.68m)

W.C One 6'1" x 5'1" (1.85m x 1.55m)

W.C Two 5'5" x 3'6" (1.65m x 1.07m)

Porch

Entrance Hall

Landing



EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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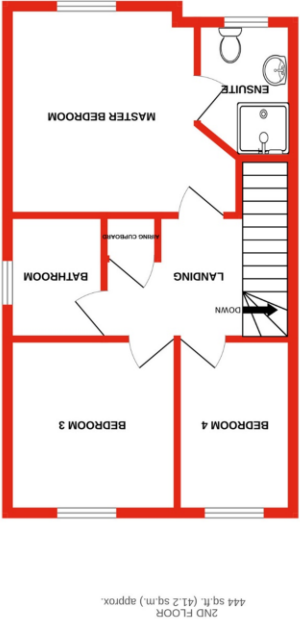
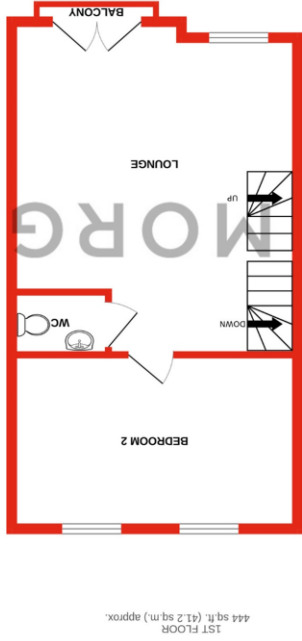
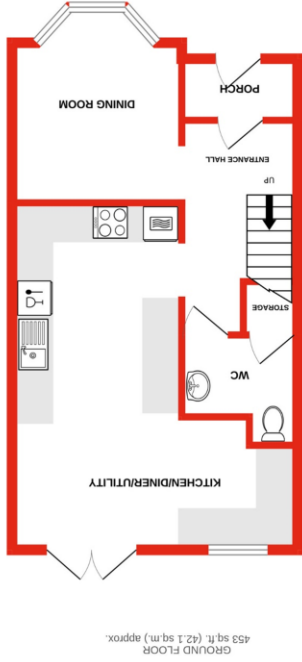
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Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



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