

AP MORGAN



Rea Road, Northfield, Birmingham
Asking Price £340,000

Features:

- Spacious and well-presented semi-detached house
- Three good sized bedrooms
- Spacious lounge
- Stylish and open plan kitchen/diner
- Family bathroom, en-suite and downstairs W.C
- Large rear garden
- Driveway and garage
- EPC- TBC

Description:

This spacious and well presented, three-bedroom semi-detached house is situated on a modern residential estate in Northfield, Birmingham. The perfect family home with plenty of living space and amenities including shops, schools and public transport links conveniently located nearby. Upon approach to the property there is a small gravel front garden with pathway leading up to the front door as well as a single car driveway which also provides access to the attached garage.

Moving inside, the property briefly comprises of a welcoming entrance hallway with downstairs W.C; stylish and open plan kitchen/diner with large built-in storage cupboards and double patio doors at the rear leading into the garden; large first floor landing; spacious lounge with Juliet balcony overlooking the garden; family bathroom with bath and mixer shower; single bedroom three with space for large wardrobe; second floor landing with airing cupboard; double bedroom two with large storage cupboard and finally the master bedroom with en-suite shower room. The property also benefits from a newly fitted Boiler. The rear garden is a very good size comprising of mostly lawn with a large porcelain patio area as well as raised decking area with both having space for outdoor furnishings. There is also a rear door providing access into the garage. The property is in a sought-after residential estate in Northfield. Located close to Longbridge Town Centre and equidistant to both Northfield and Longbridge Train Station, accessible either by a short drive, or a picturesque walk/cycle along the Rea Valley Cycle route. For travel further afield, the property is well-positioned for access to M5 and M42 motorways. Several well-regarded schools across all key stages are also located nearby.



Details:

Lounge 13'8" x 12'4" (4.17m x 3.76m)

Kitchen/Diner 22'6" x 13'8" (max) (6.86m x 4.17m (max))

Master Bedroom 13'8" x 12'5" (4.17m x 3.78m)

Bedroom Two 10'2" x 9'7" (3.1m x 2.92m)

Bedroom Three 9'4" x 7'3" (2.84m x 2.2m)

Bathroom 7'2" x 6'2" (2.18m x 1.88m)

En-suite 7'2" x 6'2" (2.18m x 1.88m)

W.C 5'9" x 4'2" (1.75m x 1.27m)

Garage 17'3" x 9' (5.26m x 2.74m)

EPC Rating: To be confirmed

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.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

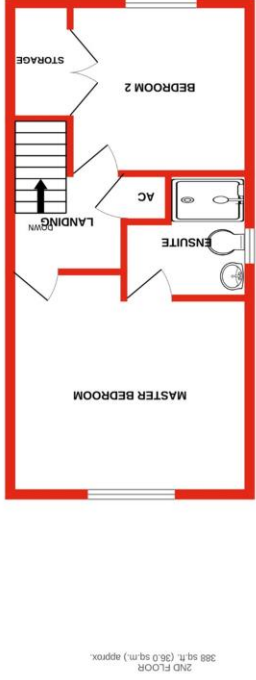
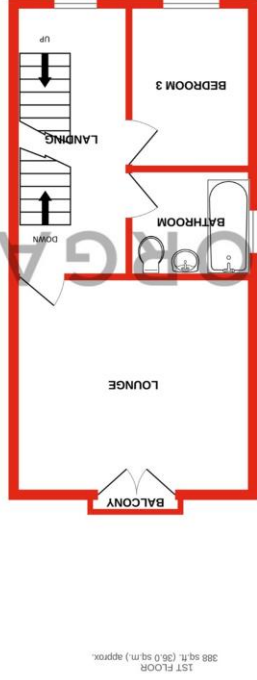
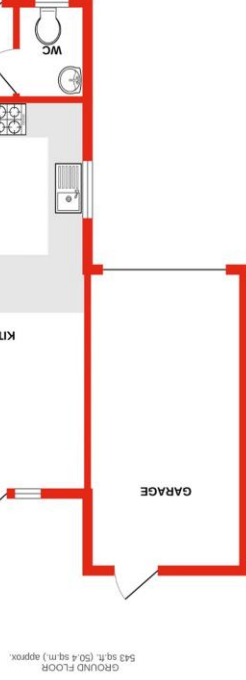
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

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.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.