

AP MORGAN



Rea Road, Northfield
Offers Over £160,000

Features:

- Two double bedrooms
- Ground floor flat
- Spacious lounge/diner
- Ample fitted kitchen
- En-suite shower room
- Contemporary bathroom
- Allocated parking bay
- Prime positioning for amenities

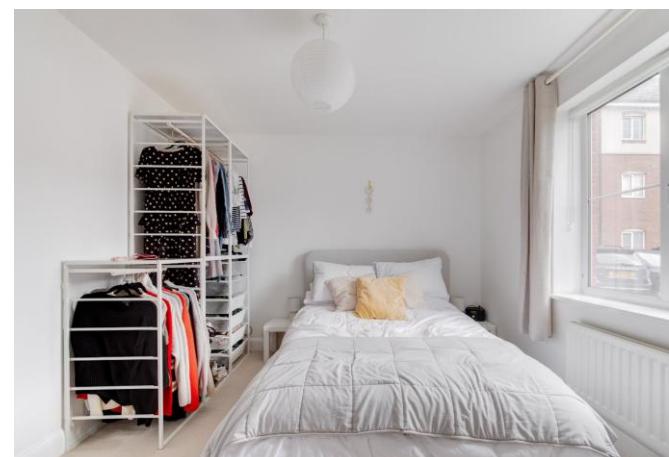
Description:

This well presented, two-bedroom, ground floor flat presents a spacious lounge/diner, ample fitted kitchen, an en-suite shower room, contemporary bathroom, an allocated parking bay and prime positioning for amenities.

Approaching the property, there is a private carpark which features allocated parking bays for each flat and additional visitor bays. The flat block is accessed through a security door and intercom system.

Entering the flat, there is a long and wide hall allowing plenty of room for coats/jackets to be hung and shoes to be stored out of the way. The spacious lounge/diner presents room for multiple suites with additional space for freestanding furniture and a dining table/chairs. The ample kitchen offers plenty of counterspace with an integral electric oven, electric hob, dishwasher, fridge, freezer and a sink with drain. Bedroom One is a large double which looks to the front aspect, hosting space for a double bed and freestanding furniture. An adjoining en-suite shower room presents a walk-in shower, washbasin and WC. Bedroom Two is an additional double bedroom also looking to the front aspect and presenting space for a double bed and freestanding furniture. The contemporary bathroom is decorated with white tiling and presents a washbasin, WC and bath/shower.

The flat is in prime positioning for local amenities, approximately 1.4 miles away from Northfield High Street. Other amenities are a short drive from the property including local schooling, supermarkets, shops, restaurants with public transport links readily available and within walking distance.



Details:

Hall

Lounge/Diner 16'4" x 14'3" (4.98m x 4.34m) Both Max

Kitchen 7'5" x 8'3" (2.26m x 2.51m) Both Max

Bedroom One 10'7" x 9'11" (3.23m x 3.02m)

En-Suite Shower Room 3'4" x 9'11" (1.02m x 3.02m)

Bedroom Two 9'6" x 9'11" (2.9m x 3.02m)

Bathroom 5'5" x 6'5" (1.65m x 1.96m)



EPC Rating: B

Council Tax Band: B (tbc by solicitors).

Tenure: Leasehold (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 Solid 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.

Identity Checks

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

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.

Any offer or contract, AP Morgan and agents do not have any authority to give any warranty or representation or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any 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 has not tested the equipment or central heating system mentioned 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 and agents do not have any authority to give any warranty or representation 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 is the Owner of the working drawings and any other documents relating to this property and any unauthorised copying or distribution without permission is an infringement of copyright.

