

**AP MORGAN**



**Rea Road, Northfield, Birmingham**  
Asking Price £350,000

**Features:**

- Semi-detached property
- Three spacious bedrooms
- Master bedroom with en-suite
- Well-equipped open-plan kitchen/diner
- Spacious first floor lounge
- Well-presented rear garden
- Driveway, garage and on-road parking
- Great location

**Description:**

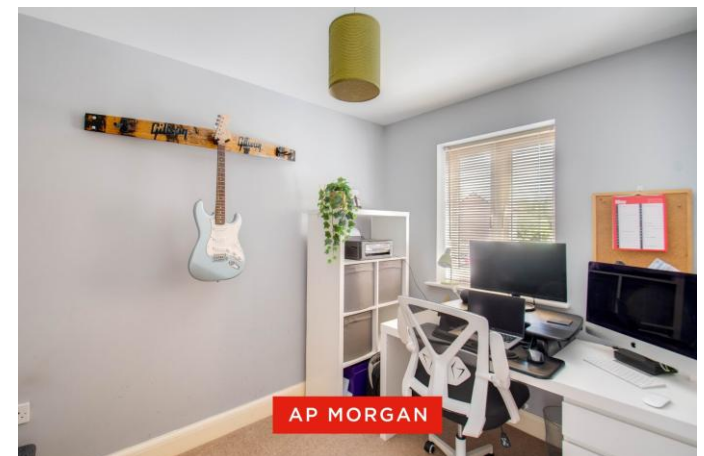
Introducing this well-presented semi-detached home, offering three spacious bedrooms, a well-fitted open-plan kitchen/diner, a generous lounge, a family bathroom, an en-suite, and a downstairs WC. The property also benefits from a well-maintained rear garden, a driveway, a single garage, and additional on-street parking, situated in Northfield, Birmingham.

On arrival, the property presents a single garage and driveway to the side, offering excellent parking for residents, along with on-street parking, ideal for guests and additional vehicles.

Upon entry, the ground floor leads into the entrance hall, comprising stairs rising to the first floor and access to the WC, fitted with a toilet and wash basin. The hall also provides access to the open-plan kitchen/diner, with the kitchen well-equipped with ample storage and worktop space, an integrated oven with a four-burner gas hob and extractor hood, and space for freestanding appliances. The kitchen also leads to two large storage cupboards, as well as the dining area—a great space for family meals and entertaining—with French doors opening into the conservatory. This offers an additional area for relaxation and entertainment, with a further set of French doors opening onto the rear garden.

The first floor leads from the landing into the lounge, a generous space for relaxation with French doors opening onto a Juliet balcony. This floor also comprises bedroom three, a spacious single room with space for storage units, and the family bathroom, fitted with a toilet, wash basin, and a bathtub.

The second floor leads from the landing into the master bedroom (bedroom one), an extensive double with ample space for storage, as well as an en-suite fitted with a toilet, wash basin, and shower cubicle. The second bedroom is also situated on this floor, another spacious single with fitted storage, ideal for use as a wardrobe.



The rear garden is initially paved, providing a great space for outdoor furniture and dining, as well as additional entertaining space. The remainder is laid to lawn and bordered by fences and hedges.

The property is ideally positioned for local amenities, approximately 1.4 miles from Northfield High Street. Additional amenities are just a short drive away, including local schools, supermarkets, shops, and restaurants, with public transport links readily available and within walking distance.

**Details:**

**Entrance Hall** 6'5" x 9'2" (1.96m x 2.8m)

**WC** 6'5" x 4'2" (1.96m x 1.27m)

**Kitchen/Diner** 22'6" x 13'9" (6.86m x 4.2m) Both Max

**Conservatory** 9'9" x 13'9" (2.97m x 4.2m)

**Landing**

**Lounge** 12'4" x 13'9" (3.76m x 4.2m)

**Bedroom Three** 9'5" x 7'3" (2.87m x 2.2m)

**Bathroom** 6'2" x 7'3" (1.88m x 2.2m)

**Landing**

**Bedroom One** 12'4" x 13'9" (3.76m x 4.2m)

**En-suite** 7'3" x 6'3" (2.2m x 1.9m)

**Bedroom Two** 9'7" x 13'9" (2.92m x 4.2m)

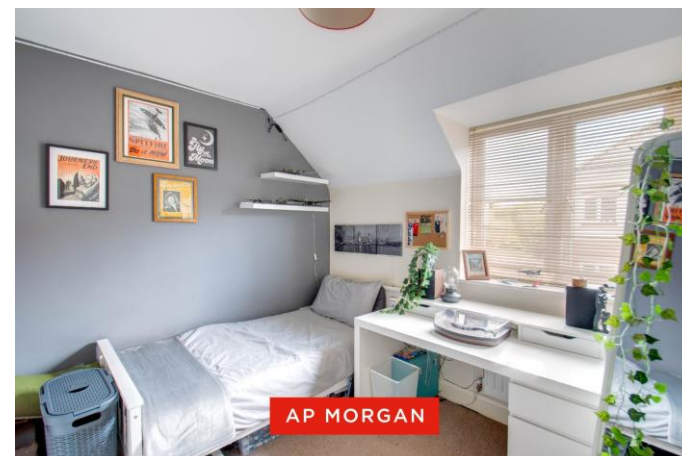
**Garage**

**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](http://www.wisermortgageadvice.co.uk)

### Property to sell?

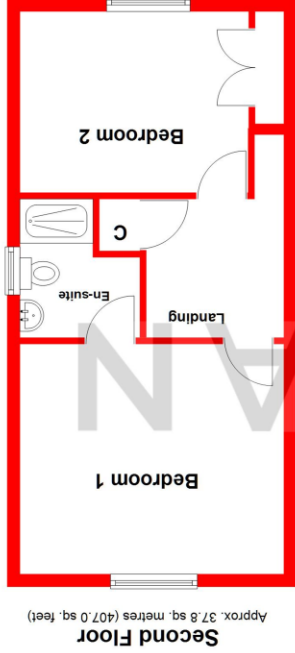
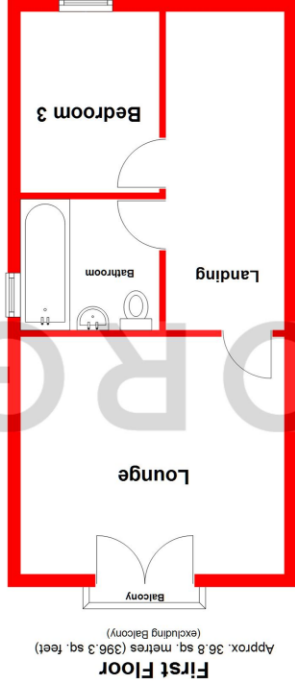
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Identity Checks

Estate 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 £99 + 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.



Total area: approx. 131.4 sq. metres (1413.9 sq. feet)

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, omission or mis-statement. 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. Plan produced using Planip.

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