



Rea Valley Drive, Northfield

Offers Around £130,000

- NO UPWARD CHAIN
- KITCHEN
- BATHROOM
- IDEAL FOR INVESTORS
- ONE ALLOCATED PARKING SPACE
- LOUNGE
- BEDROOM
- IDEAL FOR FIRST TIME BUYERS
- CONVENIENT LOCATION
- VIEWING ADVISED

Conveniently situated for local amenities, this well presented one bedroom house ideal for first time buyers or buy to let investors.

Well regarded primary and secondary schools can be found nearby along with local shopping facilities.

Northfield and Kings Norton train stations are not too far providing services between Bromsgrove and Birmingham city centre. Bus services service the surrounding suburbs.

The M42 and M6 are accessed easily by road forming the hub of the midlands motorway networks.

An ideal location for well presented property with residents parking area leading to a fore garden with paved path to a front door opens into the

LOUNGE
12'11" max x 15'8" max (3.94m max x 4.78m max)



Having two double glazed windows, ceiling light point, electric storage heater, spiral staircase to first floor and opening to



KITCHEN
5'5" x 6'0" (1.65m x 1.83m)



Having double glazed window, a range of fitted units with roll top work surface over incorporating stainless steel sink with mixer tap over, electric oven, four ring electric hob with extractor over, space and plumbing for washing machine, space for under counter fridge, ceiling light point and tiles to splash prone areas

BEDROOM
13'0" x 7'11" (3.96m x 2.41m)



Having two double glazed windows, built in wardrobe with sliding doors, cupboard housing hot water cylinder, ceiling light point and loft access

BATHROOM



Having double glazed window, panel bath with electric shower over, pedestal wash hand basin, low level wc, ceiling light point, wall mounted heater and extractor fan



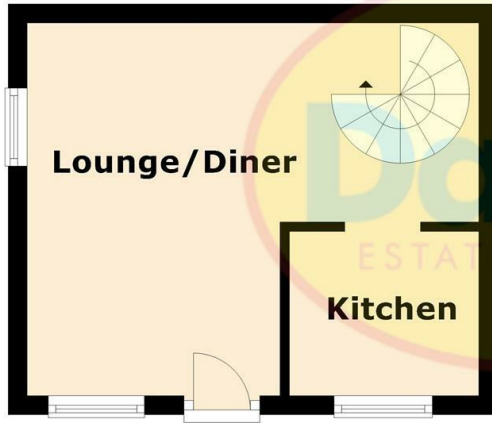
OUTSIDE

Front garden laid to lawn with paved path and door to storage cupboard

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.

Ground Floor



First Floor



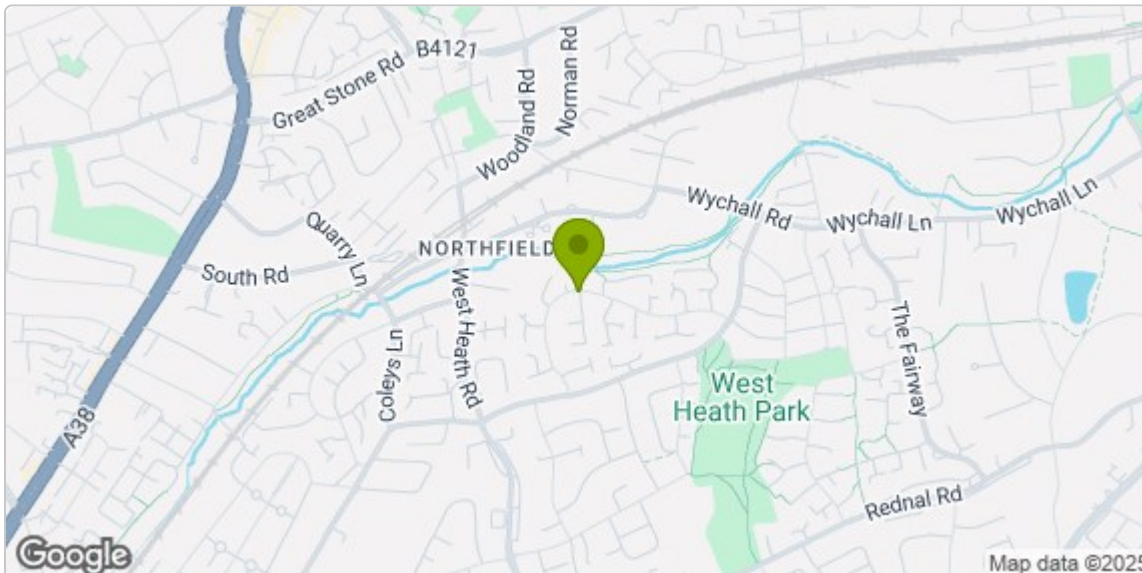
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: A

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
60 Rea Valley Drive Northfield
Birmingham B31 3XE

Council Tax Band: A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

385 Stratford Road, Shirley, Solihull, B90 3BW

Tel: 0121 744 2801 Email: shirley@melvyndanes.co.uk www.melvyndanes.co.uk