



Rea Valley Drive, Northfield

Offers Around £100,000

- FRONT GARDEN
- LOUNGE DINER
- BATHROOM
- IDEAL FIRST TIME BUY
- CONVENIENT LOCATION
- PORCH
- KITCHEN
- DOUBLE BEDROOM
- IDEAL BUY TO LET INVESTMENT
- NO UPWARD CHAIN

Conveniently situated for local amenities, this well presented modern 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

PORCH

Having door opening to

LOUNGE

15'8" max x 9'1" (4.78m max x 2.77m)



Having double glazed window, electric heater, ceiling light point and doors to the bedroom and



INNER HALLWAY

Having doors to the bathroom, storage cupboard housing water heater and

KITCHEN

9'10" x 5'7 (3.00m x 1.70m)



Having double glazed window, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer, space for cooker and under counter fridge, space and plumbing for washing machine and ceiling light point

BATHROOM



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

BEDROOM

10'10" max x 11'4" max (3.30m max x 3.45m max)



Having double glazed window, ceiling light point and door to storage cupboard



STORAGE CUPBOARD

To the front of the property there is 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.



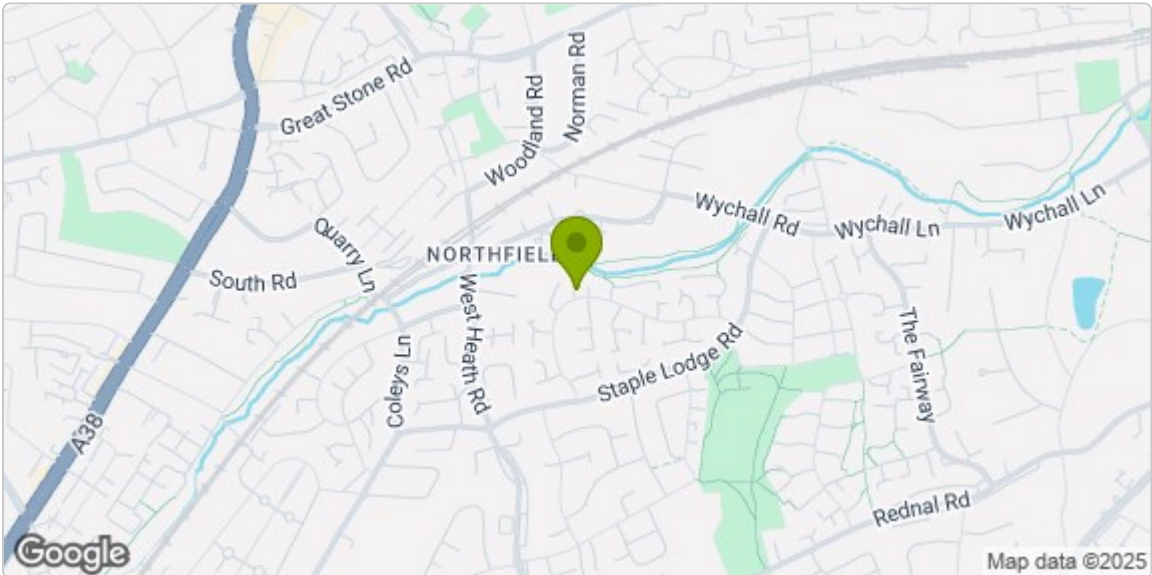
TENURE: We are advised that the property is Leasehold with approx 146 years remaining

BROADBAND: We understand that the standard broadband download speed at the property is around 7 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 06/02/2025. Actual service availability at the property or speeds received may be different.

MOBILE: We understand that the property is likely to have limited current mobile coverage dependant on the provider(data taken from checker.ofcom.org.uk on 06/02/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from intending purchasers, we may use approved external services which review publicly available information on companies and individuals. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
52a 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		78
(81-91) B		
(69-80) C		62
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC