

ENGLANDS



86 Rea Valley Drive
Northfield, Birmingham, B31 3XQ

£210,000





PROPERTY DESCRIPTION

A modern semi detached residence with central heating and double glazing as specified, porch canopy, reception hall, living room, dining/kitchen, two bedrooms, bathroom/WC with shower, side parking and rear garden.

Rea Valley Drive is located off Staple Lodge Road. It is close to the A38 Bristol Road South which provides access to the M5 motorway network at junction 4 Lydiate Ash, good amenities around Northfield Centre and regular transport connections to comprehensive City Centre leisure, entertainment and shopping facilities. It is also readily accessible to Longbridge Shopping Park, Selly Oak, Harborne, the University of Birmingham, the Royal Orthopaedic Hospital and the Queen Elizabeth Medical Centre.

A communal driveway from Rea Valley Drive provides access and the property itself is set back behind a fore garden with lawn and side driveway/parking area.

The accommodation which can only be appreciated by an internal inspection comprises in more detail:



Tel: 01214271974



ON THE GROUND FLOOR

PORCH CANOPY

Having part glazed UPVC style entrance door to:

RECEPTION HALL

Having wood laminate style flooring, radiator and stairs off.

LIVING ROOM - FRONT

4.06m max x 2.83m max (13'3" max x 9'3" max)
Having double glazed window, radiator, 3 wall light points and open understairs area. Access to:

DINING/KITCHEN

4.06m max x 2.83m max (13'3" max x 9'3" max)
Having inset 1 1/2 bowl single drainer sink top with mixer tap and cupboards below, further base units with worktops over, wall cupboards, glazed door cupboard and tall storage cupboard. Partial tiling to walls, integrated "Zanussi" oven with four ring gas cooker hob over and hood above concealed behind matching style fascia. Plumbing facilities for washing machine, integrated fridge and freezer with matching style fascia, "Worcester" gas fired boiler, double radiator and coving. Double glazed window and door to the garden.

ON THE FIRST FLOOR

LANDING

Having roof hatch and built in airing cupboard with shelving.

BEDROOM ONE - FRONT

2.86m max x 4.04m max (9'4" max x 13'3" max)
Having two double glazed windows, coving, radiator and built in open wardrobe/store with hanging rail.

BEDROOM TWO - REAR

2.04m max x 3.41m max (6'8" max x 11'2" max)
Having double glazed window, radiator and coving. Currently being used as a study.

BATHROOM/WC

1.88m max x 1.66m max (6'2" max x 5'5" max)
Having low flush WC, vanity style wash hand basin with mixer tap and cupboards below, and panelled bath with mixer tap shower unit over and side screen. Tiling to walls, double glazed window, radiator, coving and vent.

OUTSIDE

REAR GARDEN

Having separate side entry, paved terrace, flower borders and fencing to the boundaries.

ADDITIONAL INFORMATION

Council Tax Band: B

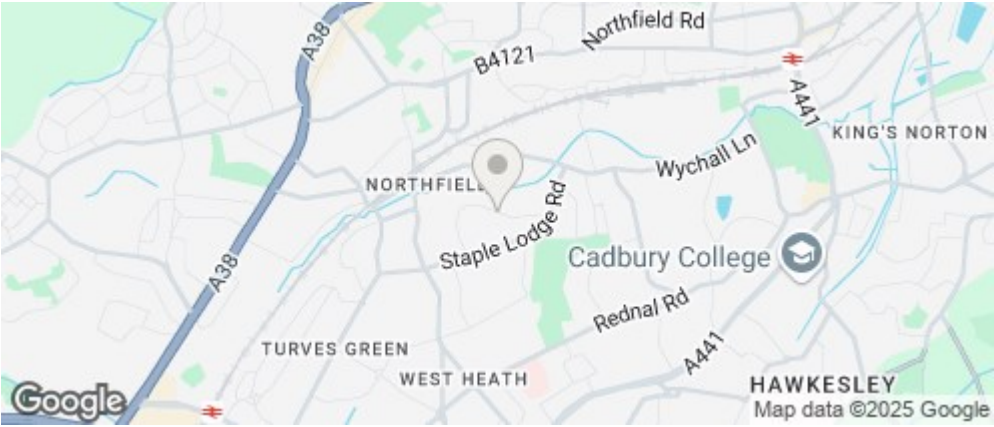
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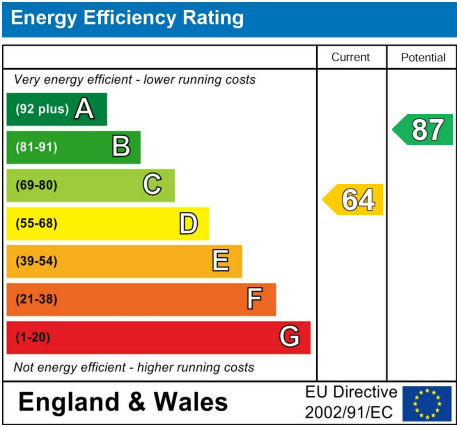
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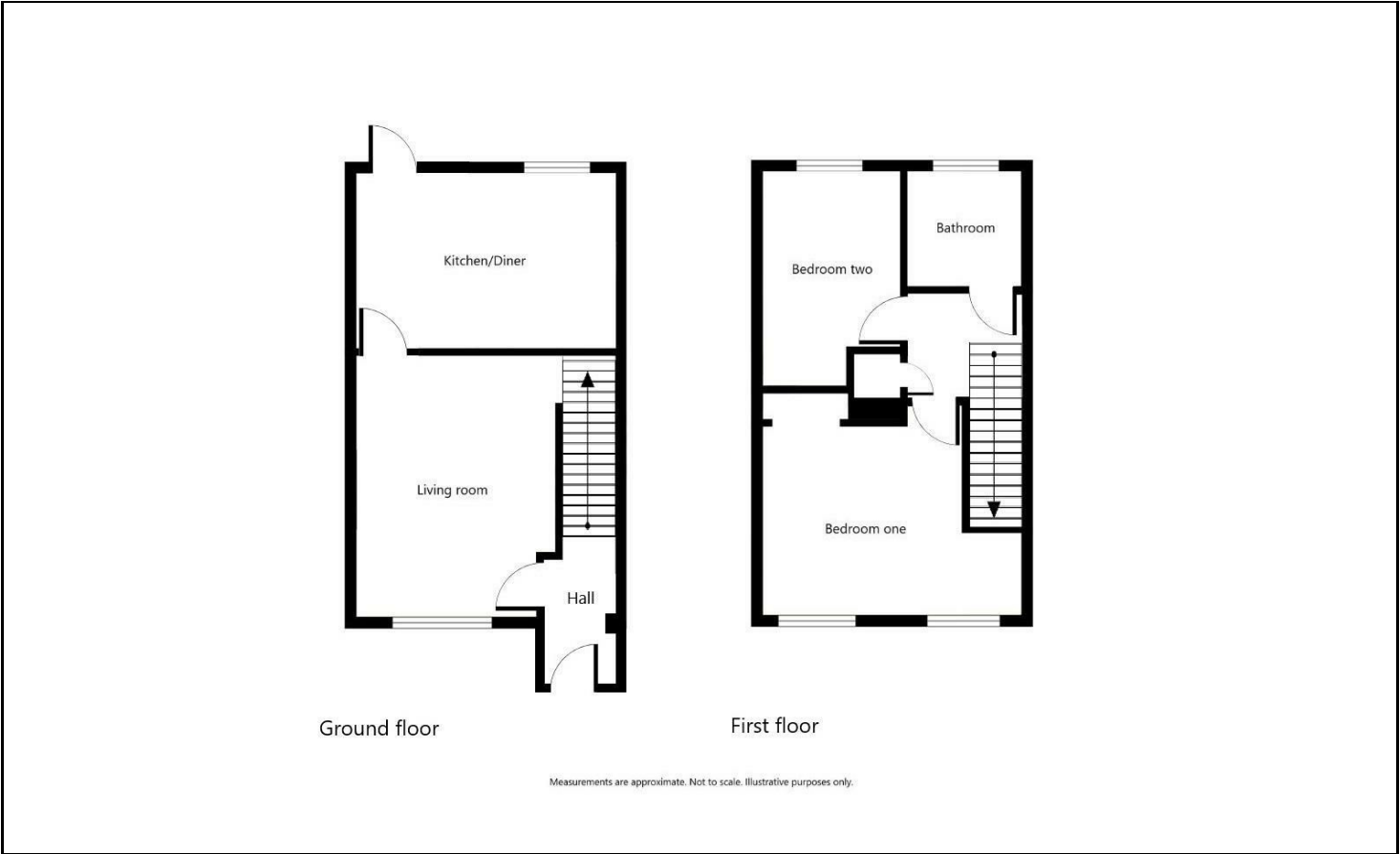
ROAD MAP



ENERGY EFFICIENCY GRAPH



FLOOR PLAN



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Misrepresentation Act 1967

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