



It's who
you move
with.

Rea Road, Northfield, Birmingham, B31 2PQ

Offers Over £295,000

3 2 3

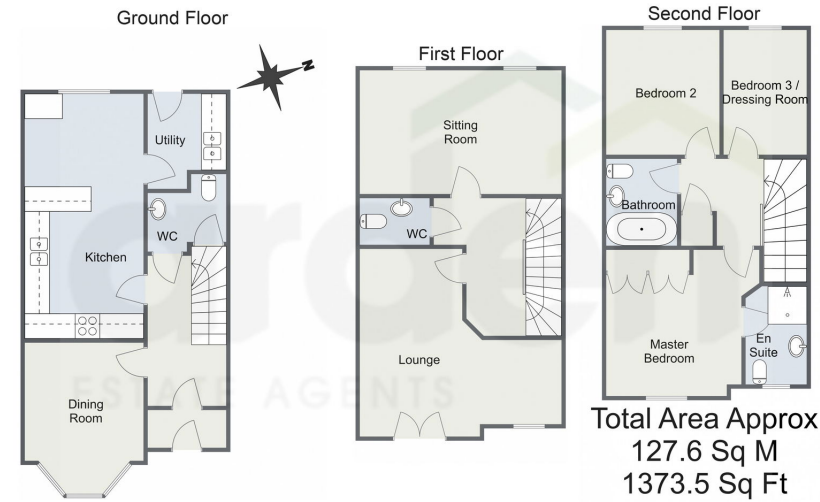


- Three Bedrooms
- Kitchen
- Dining Room
- Two WC's
- Family Bathroom
- Lounge
- Sitting Room
- Utility Room
- En-suite to Master Bedroom
- Rear Garden





Rea Road, Northfield, Birmingham



Total Area Approx
127.6 Sq M
1373.5 Sq Ft

For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor plans made using RoomSketcher.

Presenting this spacious three-bedroom townhouse, offering versatile living spaces. The property features an expansive lounge, a separate dining room, a well-appointed kitchen, a third reception room perfect for a home office or playroom, a utility room, and two WCs. The master bedroom benefits from an en-suite, while the additional two bedrooms are serviced by a contemporary family bathroom. Outside, the home is complemented by a private rear garden, all situated in the popular area of Northfield, Birmingham, offering excellent amenities and transport links.

8/20/24, 2:05 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
50 Rea Road Northfield Birmingham B31 2PG	Energy rating C	Valid until: 28 August 2034 Certificate number: 0285-0223-6194-6158-3419																																
Property type	Mid-terrace house																																	
Total floor area	128 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions . https://www.gov.uk/guidance/landlords-who-are-letting-property-what-minimum-energy-efficiency-standard-landlord-guidance																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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For more information on this house or to arrange a viewing please call the office on:
0121 453 4349

Alternatively, you can scan the QR to view all of the details of this property online.

