

**AP MORGAN**



**Dearmont Road, Longbridge, Birmingham**  
£1,250 per month

### Features:

- Available early March
- Three-bedroom semi-detached home in Longbridge
- Spacious Lounge with a bay window
- Fitted Kitchen open plan to Diner
- Two double bedrooms
- Bathroom
- Versatile garden space with side gated access

### Description:

A well-presented three-bedroom semi-detached home, positioned in Longbridge. Offering a versatile layout, generously sized rooms, two double bedrooms and swift access to local amenities.

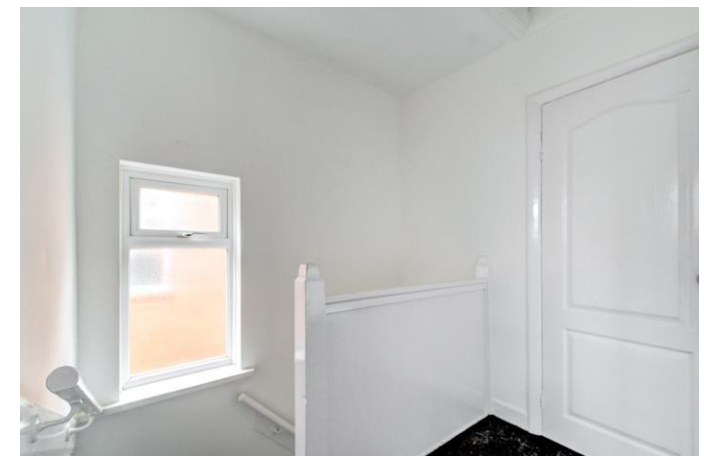
To the front of the house is a low brick-walled boundary that presents gated access to the front garden laid to lawn and side-gated access to the rear of the house.

The ground floor accommodation comprises: a welcoming entrance hall, the spacious lounge of the house, featuring a bay window and gas fireplace, the generously sized fitted kitchen/diner of the house presents a modern space with the following integral appliances; a sink, convection oven, microwave, electric hob, space/plumbing for freestanding appliances, access to under-stair storage, and access to the garden through a glazed door in the dining area.

The first-floor landing establishes: Bedrooms one and two are equal-sized, ample double bedrooms and bedroom three is a comfortable single. The bathroom of the house features a bath/shower, wash basin and WC.

To the rear is a versatile and mature garden offering an initial decking area, stepped down to a central space laid to lawn with a path leading through and fenced boundaries.

This property is positioned in Longbridge, less than a mile from the Longbridge shopping centre providing ample shopping amenities. Longbridge train station also provides direct transport into Birmingham City Centre. The property is also conveniently positioned for travel via road to Birmingham City Centre, the M5 and M42 motorways, and beyond. Well-regarded primary schools, secondary schools, and higher education institutions are also located nearby.



**Details:**

**Hall**

**Lounge** 17' x 12' (5.18m x 3.66m) Both max (into bay)

**Kitchen** 10'11" x 15' (3.33m x 4.57m) Both max

**Diner** 4'8" x 6' (1.42m x 1.83m)

**Landing**

**Bedroom one** 10'11" x 8'7" (3.33m x 2.62m)

**Bedroom two** 10'11" x 8'7" (3.33m x 2.62m)

**Bedroom three** 6'7" x 6'2" (2m x 1.88m)

**Bathroom** 7'11" x 6'1" (2.41m x 1.85m) Both max



**EPC Rating:** E

**Council Tax Band:** B (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?

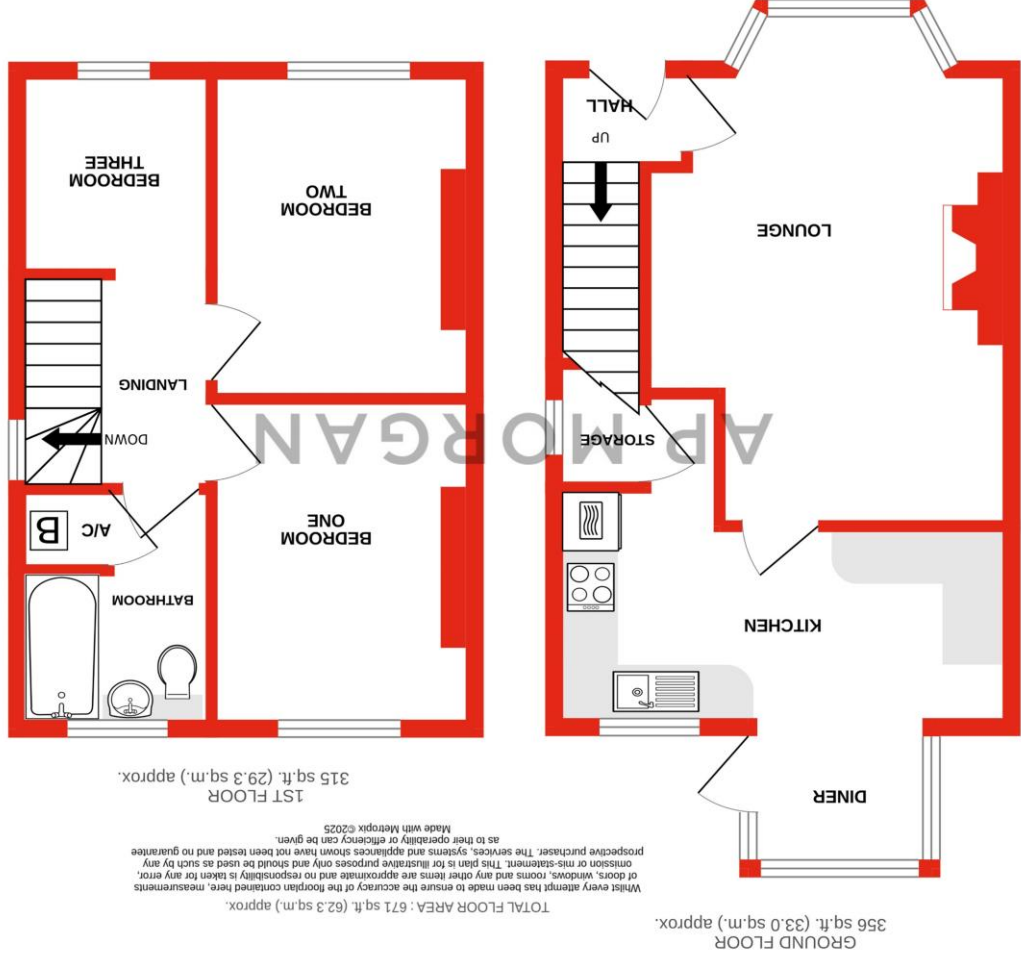
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



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