

**AP MORGAN**



**Longmeadow Grove, Birmingham**  
Asking Price £300,000

### Features:

- Excellent investment opportunity
- Perfect project home
- Two double & one single bedrooms
- Spacious lounge/dining room
- Contemporary kitchen & dining room
- Ground floor shower room
- Secondary reception room
- Family bathroom
- Low maintenance rear garden
- Off-street parking
- Prime positioning for amenities

### Description:

This well presented, three-bedroom, semi-detached house is a perfect investment opportunity or project home, presenting a spacious lounge/dining room, contemporary kitchen & dining room, ground floor shower room, secondary reception room, family bathroom, a low-maintenance rear garden, off-street parking, prime positioning for amenities.

Approaching the property, there is a block paved double drive with space for parking multiple vehicles and front access to the entrance hall and garage.

The entrance hall gives space for removing outdoor footwear and jackets while allowing immediate access to the lounge/dining room which is a well-illuminated, spacious room which presents space for multiple suites, a dining table, chairs and a gas fireplace. It looks to the front drive and offers access to the rear patio. The kitchen is contemporary hosting plenty of counterspace with an integral electric oven, gas hob, sink with drain, understairs storage cupboard and space/plumbing for freestanding appliances. The adjoining dining room offers additional access to the rear garden and further room for a dining table and chairs. The hall next to the kitchen hosts a secondary reception room looking to the rear aspect and a ground floor shower room complete with a washbasin, WC and shower. The garage completes the ground floor and allows for boiler access and ample storage space.

Ascending to the first floor, the landing presents Bedroom One, a large double looking to the front with integral wardrobes, drawer units and space/plumbing with freestanding furniture. Bedroom Two is an additional double looking to the rear aspect. Bedroom Three is the single room of the property also looking to the front aspect. The family bathroom presents a washbasin, WC and bath/shower.



The rear garden opens to a paved patio offering space for outdoor furniture and external storage, the garden has borders suitable for planting and is low maintenance. The garden is completed by wooden panel fencing.

Situated approximately 1 mile and a short walk from Longbridge Train Station, and Longbridge High Street, 2.6 miles from Northfield High Street, this property is close to amenities with Cofton Primary School a stones-throw from the property. There is a short drive from shops, supermarkets and restaurants. There is additionally access to public transport links and the M42 and M5 motorways.

**Details:**

**Entrance Hall**

**Lounge/Dining Room** 24'11" x 12'7" (7.6m x 3.84m) Both Max

**Kitchen** 11'8" x 9'6" (3.56m x 2.9m)

**Dining Room** 10'9" x 8'6" (3.28m x 2.6m)

**Hall**

**Secondary Reception Room** 10'10" x 7'4" (3.3m x 2.24m) Both Max

**Ground Floor Shower Room** 6'11" x 4'9" (2.1m x 1.45m)

**Garage** 19' x 9'8" (5.8m x 2.95m)

**Landing**

**Bedroom One** 13'4" x 12'5" (4.06m x 3.78m)

**Bedroom Two** 11'8" x 12'5" (3.56m x 3.78m) Both Max

**Bedroom Three** 9'1" x 6'1" (2.77m x 1.85m)

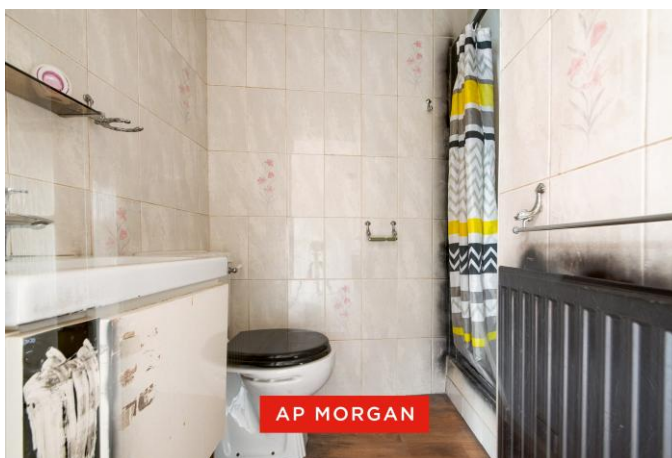
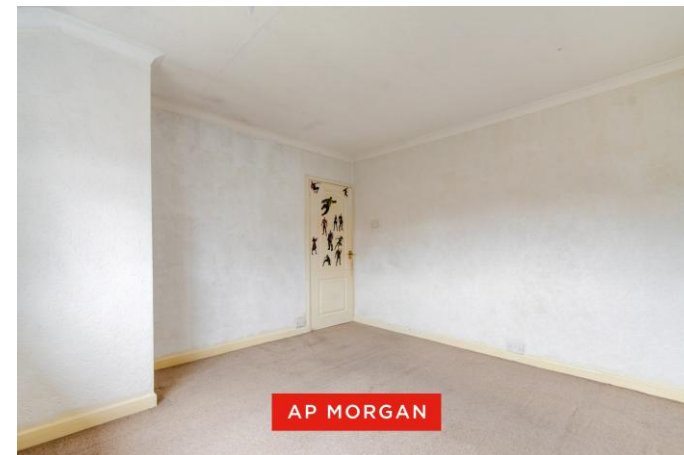
**Bathroom** 8' x 9' (2.44m x 2.74m) Both Max

**EPC Rating:** To be confirmed

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (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?

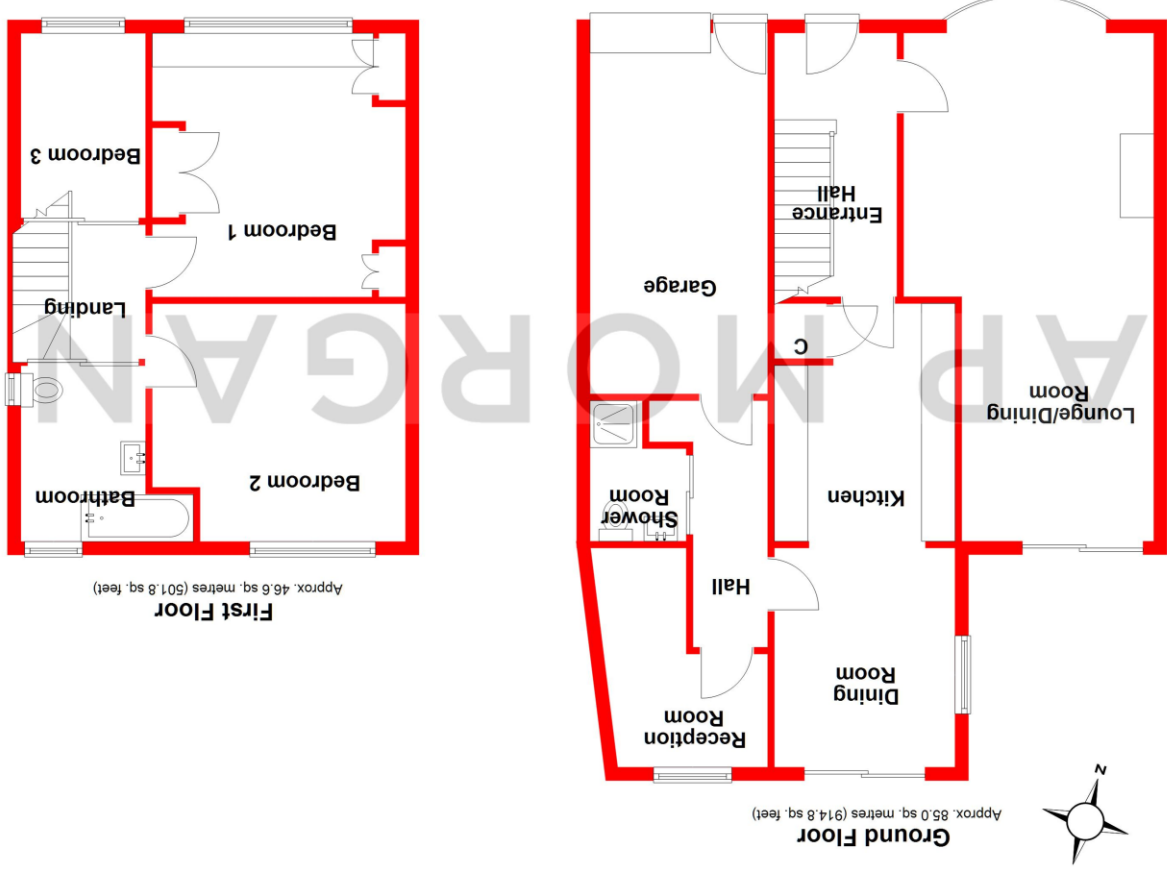
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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### Identity Checks

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planlup.

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