

**AP MORGAN**



**Crowhurst Road, Birmingham**  
Offers in the region of £230,000



**Features:**

- Two double bedrooms
- Newly fitted, contemporary kitchen
- Spacious lounge/dining room
- Pantry cupboard
- Recently renovated shower room
- Ground floor WC
- Vast & versatile garden
- Off-street parking
- Prime positioning for amenities

**Description:**

This two-bedroom, semi-detached house situated in a quiet cul-de-sac in Longbridge is a perfect opportunity for first time buyers; presenting a spacious lounge/dining room, a newly fitted & contemporary kitchen, recently renovated shower room, a ground floor WC, a vast & versatile rear garden, off street parking and is in a prime position for amenities.

Approaching the property, there is block paved drive allowing for parking multiple vehicles with a paved path leading to the front door bordering a grass laid lawn and bushes. The drive is bordered by a neighbouring, low brick wall and wooden fence.

Entering the property to the hall, there is initially plenty of space for removing outdoor footwear and jackets. Leading to the newly fitted kitchen, this is a contemporary and clean space with ample counterspace and brand-new integral appliances including an electric oven/microwave, electric hob, a sink with drain, fridge, freezer and washing machine. There are also fitted cabinets throughout and an integral pantry cupboard alongside access to the ground floor WC and rear access to the garden. Moving through the ground floor, the spacious lounge/diner is well illuminated with a view to the front drive and patio door to the rear patio. There is plenty of room for multiple suites and freestanding furniture. Accompanied by an electric fireplace at the centre of the lounge the dining room allows ample space for a dining table and chairs with the rear patio door giving additional rear access, complimenting the dining area with the possibility of indoor/outdoor living. The ground floor is completed by open understairs storage illuminated by a round, front facing window.

The first floor opens to a comfortably sized landing presenting Bedroom One, a spacious double looking to the front aspect with ample space for freestanding furniture and an open access, over stairs storage area. Bedroom Two is an additional large double which looks to the rear aspect and allows space for freestanding furniture. The family shower room has been recently renovated with newly fitted tiling and paintwork, hosting a newly fitted WC, washbasin and shower. The first floor is completed by an airing cupboard housing the boiler and shelving.





The rear garden is vast and versatile opening to a series of stepped & paved patios with each tier bordered by wooden fencing, allowing separation between each tier. There is plenty of space for outdoor furniture and planting, with flower beds either side of the fencing and a gravelled flower bed perfect for potted plants. The garden continues to a sprawling grass laid lawn bisected by a paved path. The garden is completed by a secondary gravel patio at the bottom hosting space for a shed or outdoor storage. The garden is bordered by wooden panel fencing.

Situated in Longbridge approximately 0.9 miles away from Longbridge retail park and a short drive to various schools, restaurants, shops and supermarkets. There is also easy access to Cofton Park and The Lickey Hills while also being close to various bus routes and Longbridge Train station. The M42 and M5 motorways are also easily accessed.

#### Details:

Hall

Kitchen 15'3" x 13'7" (4.65m x 4.14m) Both Max

Lounge/Dining Room 21'2" x 9'5" (6.45m x 2.87m) Both Max

Ground Floor WC 3'3" x 3'11" (1m x 1.2m) Both Max

Stairs

Landing

Bedroom One 9'11" x 14'6" (3.02m x 4.42m) Both Max

Bedroom Two 11' x 11'6" (3.35m x 3.5m) Both Max

Shower Room 5'7" x 7'2" (1.7m x 2.18m) Both Max

EPC Rating: (TBC)

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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Property to sell?

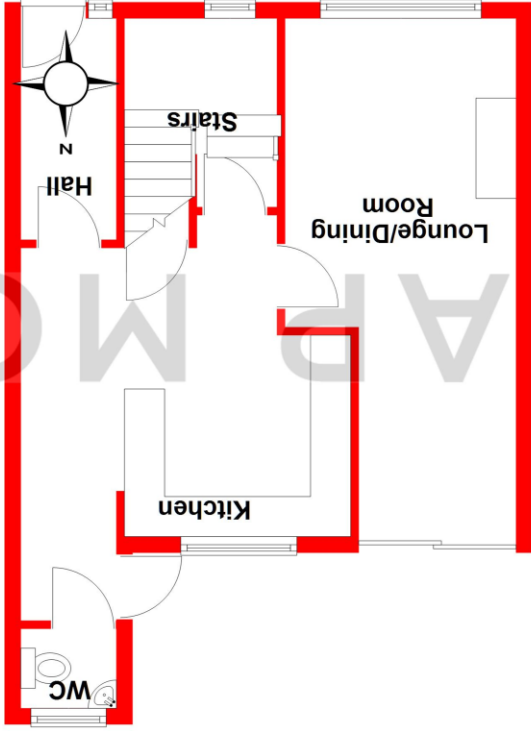
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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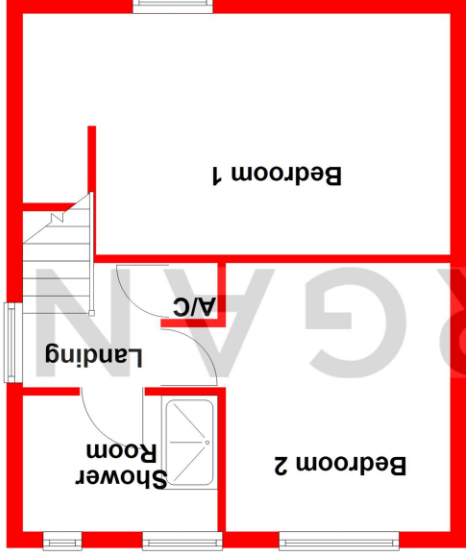
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Ground Floor  
Approx. 42.5 sq. metres (457.0 sq. feet)



First Floor  
Approx. 34.0 sq. metres (366.3 sq. feet)

Total area: approx. 76.5 sq. metres (823.3 sq. feet)

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 PlanUp.

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