

**AP MORGAN**



**Longbridge Lane, Birmingham**  
Offers in the region of £220,000

**Features:**

- Two double bedrooms
- Generous lounge
- Large-fitted kitchen
- Family bathroom
- Plenty of storage
- Versatile rear garden
- Off street parking
- Well positioned for amenities

**Description:**

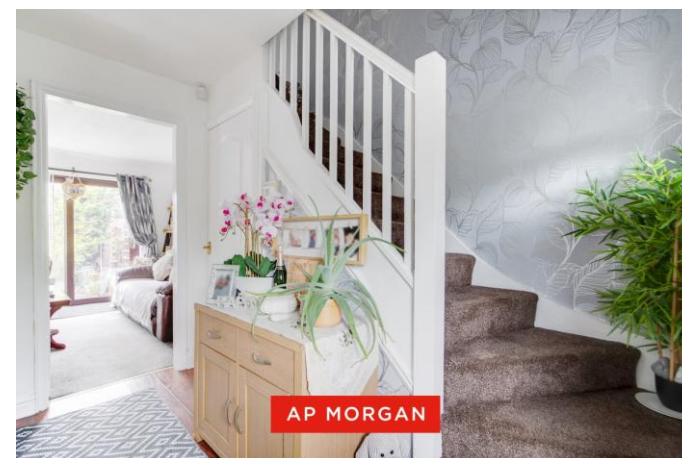
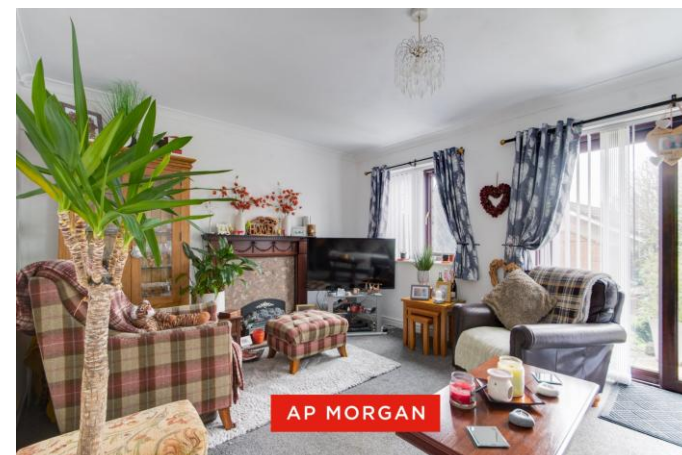
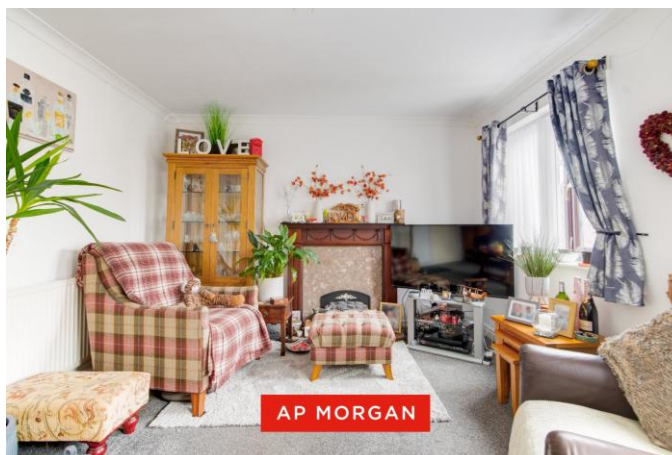
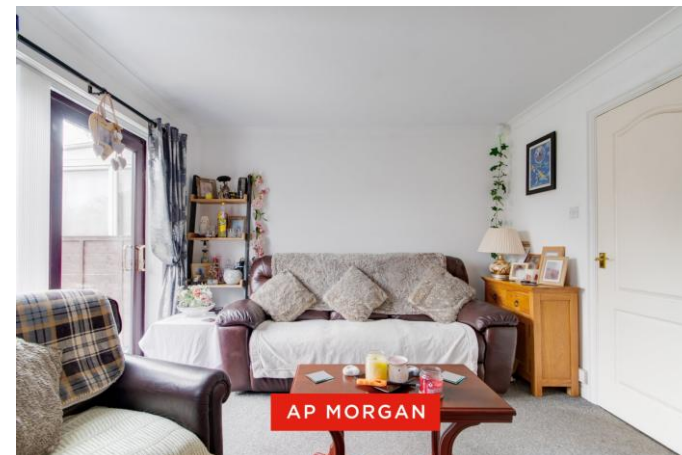
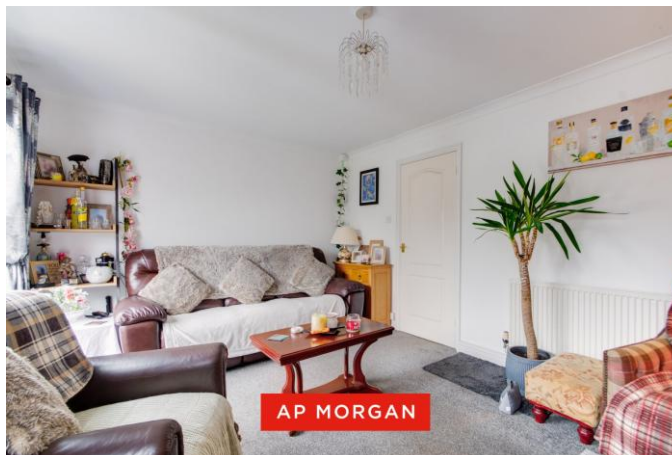
This two-bedroom, terraced house situated in Birmingham is perfect for a first-time buyers. Presenting a generously sized lounge, large, fitted kitchen, a family bathroom, plenty of storage, a versatile rear garden, off street parking and prime positioning for amenities.

Approaching the property, there is a tarmac courtyard which allows space for parking multiple vehicles allowing access to the front hall.

Entering the property to the hall, there is space for removing outdoor footwear and jackets. The lounge is generously sized and presents space for multiple suites, an electric fireplace and rear garden access through a sliding patio door. The kitchen is large and fitted, offering ample counterspace with an integral sink with drain, electric oven, gas hob and additional space/plumbing for freestanding appliances. The ground floor is completed by an understairs storage cupboard.

Ascending to the first-floor landing, Bedroom One is a spacious double looking to the rear aspect with plenty of room for freestanding furniture. Bedroom Two is a comfortable double looking to the front, also presenting space for freestanding furniture. The family bathroom is large and hosts a washbasin, WC and bath/shower.

The rear garden opens to a paved patio with space for outdoor furniture and external storage which continues to a grass laid lawn. The garden is completed by flower beds at the borders and wooden panel fencing.



Situated approximately 1.3 miles from Longbridge High Street, the property is a short drive from amenities including shops, supermarkets, restaurants and schooling. With The Lickey Hills and Cofton Park also a short drive and perfect for walking routes/ picnics. Additionally, there is easy access to the M42 and M5 motorways alongside public transport links such a bus routes and train stations.

**Details:**

**Hall**

**Lounge** 10'11" x 15'7" (3.33m x 4.75m) Both Max

**Kitchen** 9'9" x 8'1" (2.97m x 2.46m) Both Max

**Landing**

**Bedroom One** 11'3" x 15'9" (3.43m x 4.8m)

**Bedroom Two** 10'1" x 8'1" (3.07m x 2.46m) Both Max

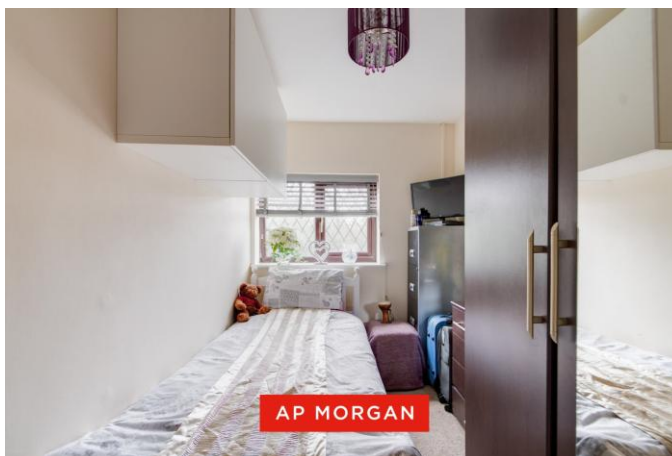
**Bathroom** 6'11" x 5'6" (2.1m x 1.68m)

**EPC Rating:** To be confirmed

**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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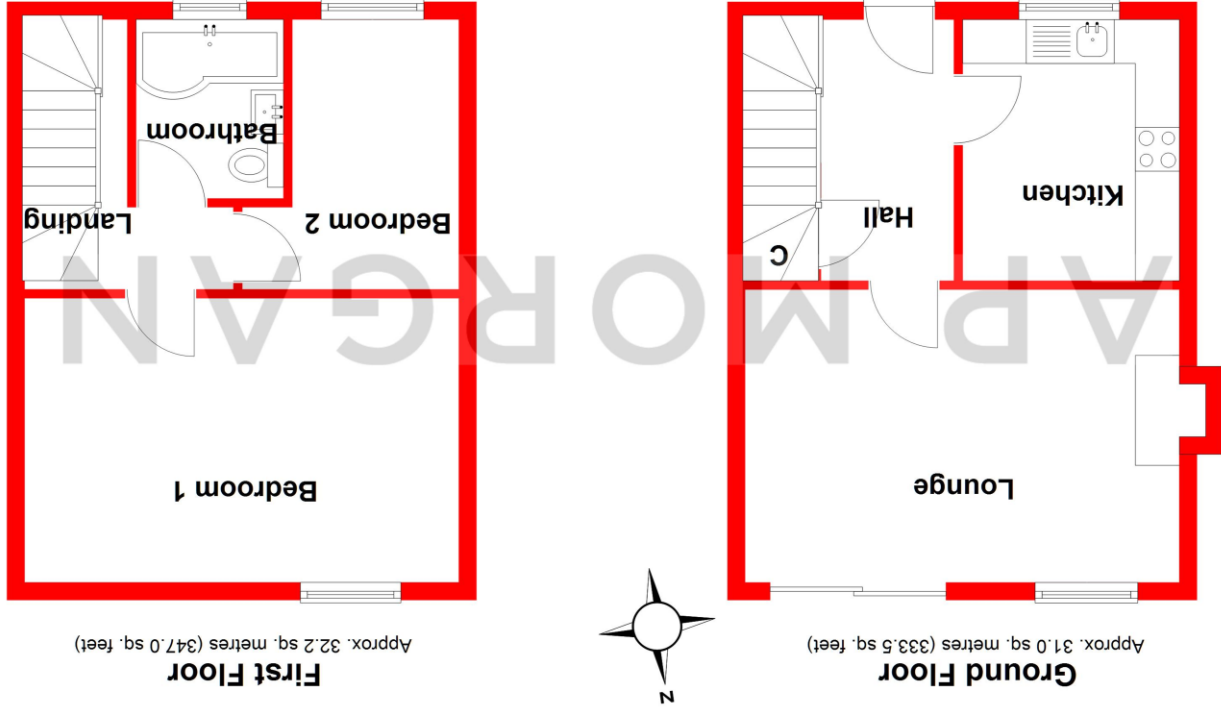
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