

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:

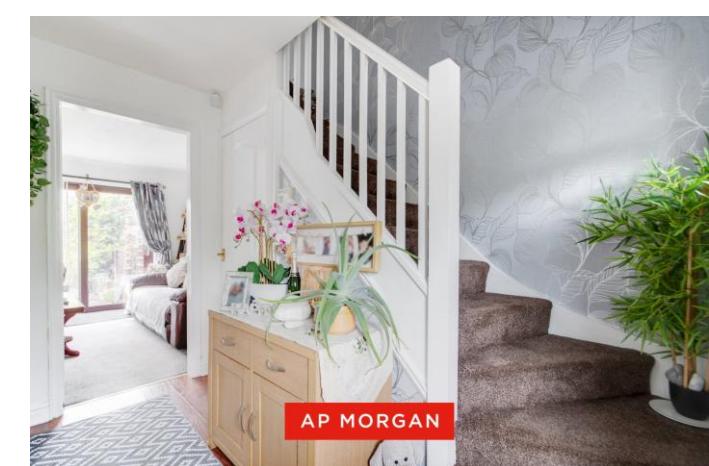
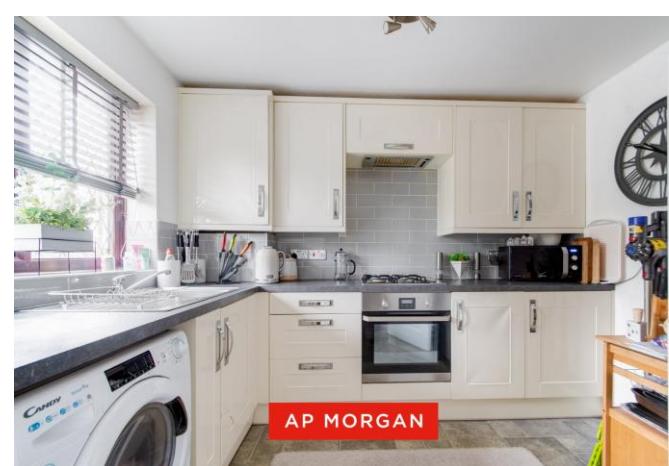
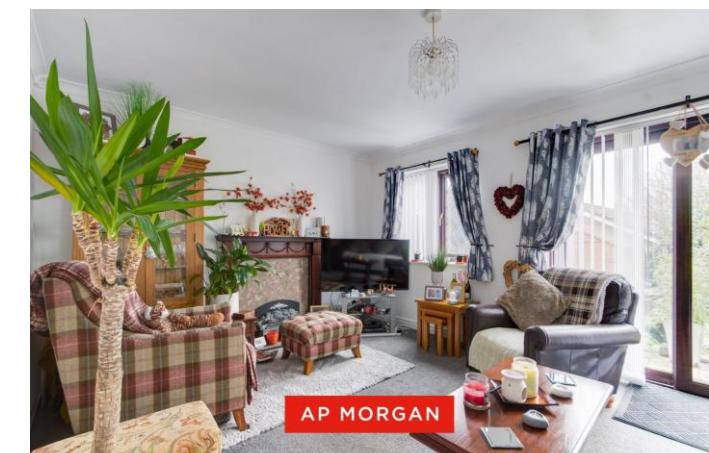
This two-bedroom, terraced house situated in Birmingham is perfect for a first-time buyers. Presenting a generously sized lounge, large, fitted kitchen, a family bathroom, plenty of storage, a versatile rear garden, off street parking and prime positioning for amenities.

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 as bus routes and train stations.

Details:

Hall

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

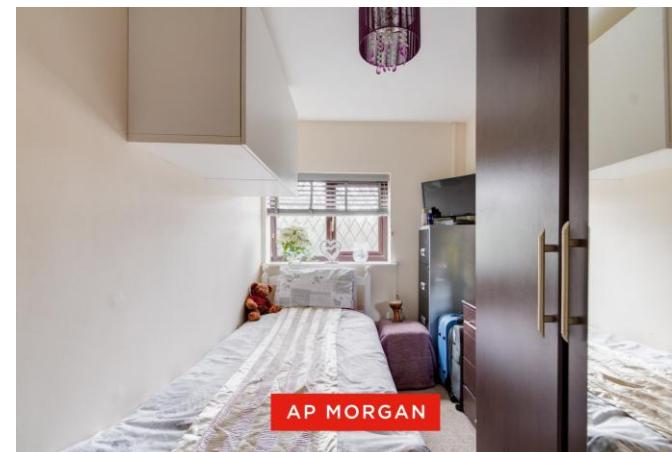
Kitchen 9'9" x 8'1" (2.97m x 2.46m) Both Max

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.

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

more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 27 6827, or visit their website for more information: 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 Solid 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.

Identity Checks

Estates Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Any offer or contract, AP Morgan and agents do not have any authority to give any warranty or representation or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan has not tested the equipment or central heating system mentioned in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment and agents should not be relied upon for ordering carpets, equipment, etc. The laws of Copyright protect this material. AP Morgan is the Owner of the working drawings and any other drawings or documents used in the preparation of this property sheet should not be reproduced without the written permission of AP Morgan.

