

AP MORGAN



Edenhurst Road, Birmingham
Offers in excess of £200,000

Features:

- Popular Location
- Two Double & One Single Bedrooms
- Off Street Parking
- Comfortable Kitchen/Diner
- Newly Fitted Worcester Boiler
- Family Bathroom
- Versatile Rear Garden
- Easy Access to Local Amenities & Transport Links

Description:

A great opportunity for investors, first time buyers or simply someone looking for a three-bedroom semi-detached home positioned in Longbridge. Offering generously sized rooms, two double bedrooms, a versatile rear garden, off street parking and easy access to local amenities.

To the front of the house is a drive with parking for a vehicle, with rear access via a side gate and brick-walled boundaries encompassing the neighbouring front lawns.

The ground floor comprises: a welcoming entrance hall with an under-stair storage, the lounge features a simple gas fire and bay window, the extended kitchen presents a traditional space with a comfortable dining area which gives room for a dining table and chairs as well as access to the rear garden through a set of French doors.

The first-floor landing establishes: bedroom one is an ample double with a bay window, bedroom two is a further double that benefits also from a bay window, 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 space benefitting from a shed and multi-level sections. There is also access from the rear.

Situated roughly 0.5 miles from the Longbridge shopping centre, offering an assortment of amenities including shopping, bars, restaurants, well-regarded schooling, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.



Details:

Porch

Hall

Lounge 13'1" x 9'9" (4m x 2.97m)

Kitchen/Dining Room 15'10" x 12'5" (4.83m x 3.78m) Both Max

Landing

Bedroom 1 13'7" x 9'9" (4.14m x 2.97m) Both Max

Bedroom 2 12'4" x 9'9" (3.76m x 2.97m)

Bedroom 3 6'11" x 5'8" (2.1m x 1.73m)

Bathroom 7'1" x 5'8" (2.16m x 1.73m)



EPC Rating: D

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 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

Property to sell?

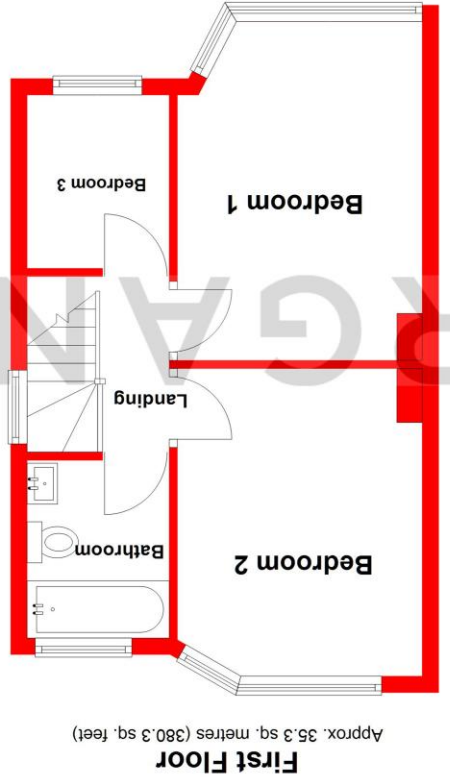
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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.

Total area: approx. 69.0 sq. metres (742.2 sq. feet)

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