

AP MORGAN



Edenhurst Road, Longbridge, Birmingham

Asking Price £200,000

Features:

- End-terrace in Longbridge, Birmingham
- Two generous double bedrooms
- Block-paved driveway with multi-vehicle parking
- Separate lounge with bay window and dining room
- Kitchen with understairs storage and side garden access
- Good-sized rear garden with patio and storage shed
- Walking distance to Longbridge train station
- Close to M5 and M42, schools and local amenities

Description:

The layout is generous, the location delivers, and Birmingham city centre is a direct train away. Welcome to Longbridge!

Located on a quiet residential road in Longbridge, this end-terrace has the fundamentals that matter: space, layout, and a location that does a lot of the heavy lifting.

The block-paved driveway handles the parking with room for multiple vehicles, a side gate takes you straight through to the rear garden, and inside it flows more generously than you might expect.

Downstairs, you get a lounge with a bay window that brings in decent light, a separate dining room that keeps your living space clean and usable, and a kitchen with understairs storage and room for freestanding appliances and a side door leading out to the rear garden and front.

Head upstairs and there are two generous double bedrooms, both with room for large wardrobes, a good-sized bathroom with a bath and mixer shower, and a large airing cupboard.

The rear garden is a good size with a paved patio area at the back of the house and a path running down to a shed for storage.

The location is the other reason this makes sense. Longbridge train station is within easy reach with direct services into Birmingham city centre, the M5 and M42 are both accessible for road travel, and there are well-regarded



primary and secondary schools nearby along with everyday shops and amenities close at hand.

If you are looking for a first home in a location that genuinely delivers, get in touch and we will get you in to see it.

Details:

Hall

Lounge 3.63 x 3.94 Max into bay

Dining Room 3.33 x 2.82

Kitchen 3.35 x 1.65

First Floor Landing

Bedroom One 4.6 x 3.35 Max

Bedroom Two 3.35 x 2.64

Bathroom 2.36 x 1.83



EPC Rating: D

Council Tax Band: A (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?

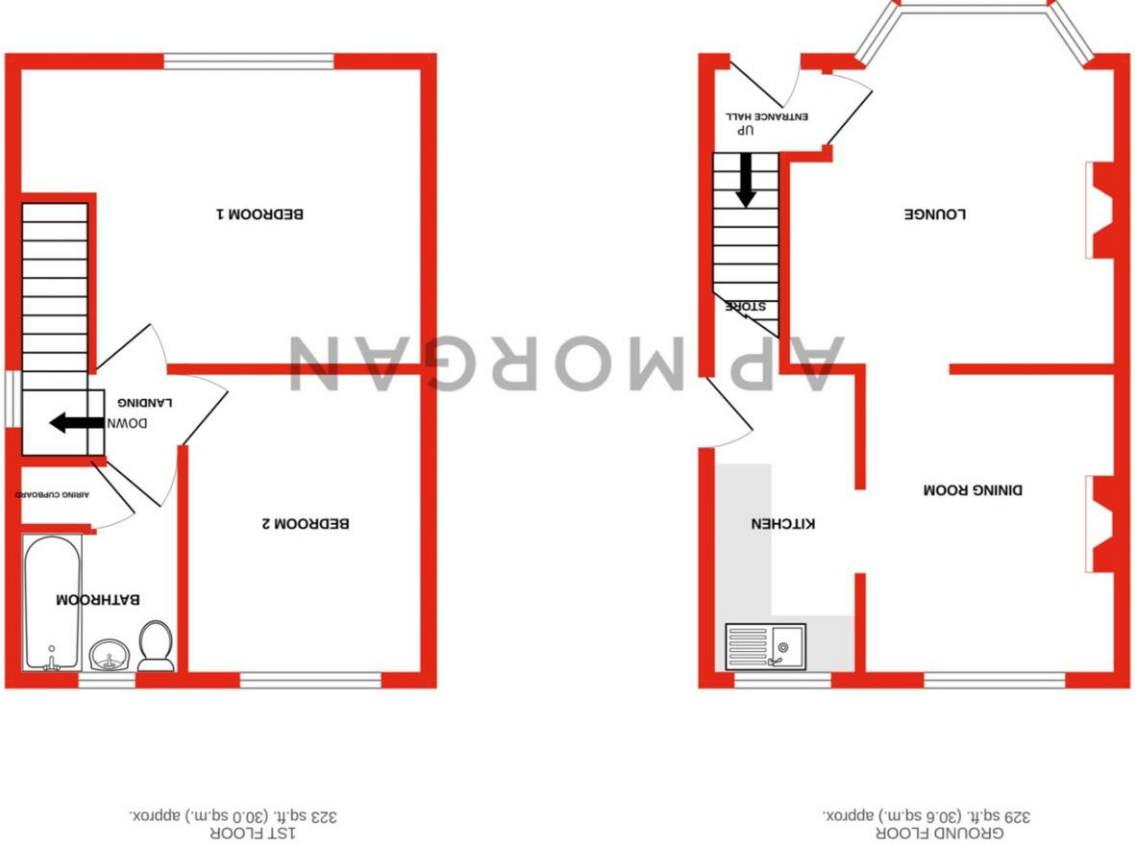
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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

Estate 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 £99 + 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.



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