

AP MORGAN



Edenhurst Road, Birmingham
Offers in the region of £200,000

Features:

- Well presented two bedroom semi-detached home in Longbridge
- Exciting opportunity for first time buyers and investors
- Spacious lounge/dining room with front facing bay window and gas fireplaces
- Kitchen with pantry cupboard
- Side utility offering storage space
- Two double bedrooms service by a shower room
- Plenty of storage
- Versatile rear garden
- Off street parking for multiple vehicles
- Prime positioning for amenities access including local schooling, shops, public transport links and green spaces such as Cofton Park and Lickey Hills Country Park

Description:

Your first step on the ladder starts here!

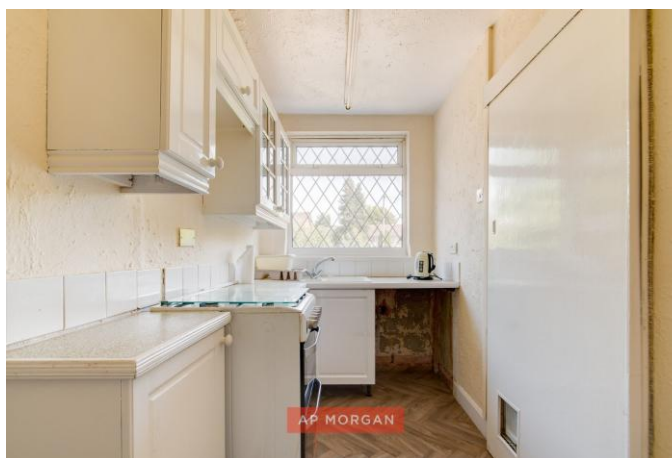
Well presented, deceptively spacious and ready to move straight into, this two bedroom semi-detached home is exactly the kind of opportunity first time buyers and investors keep asking us for. Get in touch today to arrange your viewing, homes like this at this price point don't tend to hang around.

Step through the front door and into a hallway that leads you straight to the heart of the home, a generous lounge/dining room with a bay window flooding the front of the house with natural light and a gas fireplace adding real character and warmth. There's space here for proper family living or entertaining, whichever suits you best.

The kitchen benefits from a handy pantry cupboard, ideal for keeping worktops clear and everyday essentials close at hand. A side utility room adds further practicality, offering extra storage and freeing up space elsewhere in the home.

Upstairs you'll find two well proportioned double bedrooms served by a shower room, along with plenty of additional storage tucked away where you need it most.

Outside, the rear garden is a versatile space that adapts to however you want to use it, whether that's a play area, a



spot for entertaining or simply somewhere to unwind. Off street parking for multiple vehicles completes the picture, a real bonus in this popular part of Longbridge.

Location wise, this home is perfectly positioned for everyday life. Local schools, shops and public transport links are all close by, and for those who love the outdoors, Cofton Park and the Lickey Hills Country Park are just a short trip away, offering acres of green space right on your doorstep.

Whether you're taking your first step onto the property ladder or adding to your portfolio, this is a home worth seeing in person. Contact our team today to arrange your viewing.

Details:
Hall

Lounge/Dining Room 29'5" x 13'4" (8.97m x 4.06m) Both Max

Kitchen 11' x 5'6" (3.35m x 1.68m)

Utility Room 14'4" x 3'7" (4.37m x 1.1m)

Landing

Bedroom One 10'11" x 12' (3.33m x 3.66m) Both Max

Bedroom Two 11'2" x 8'6" (3.4m x 2.6m)

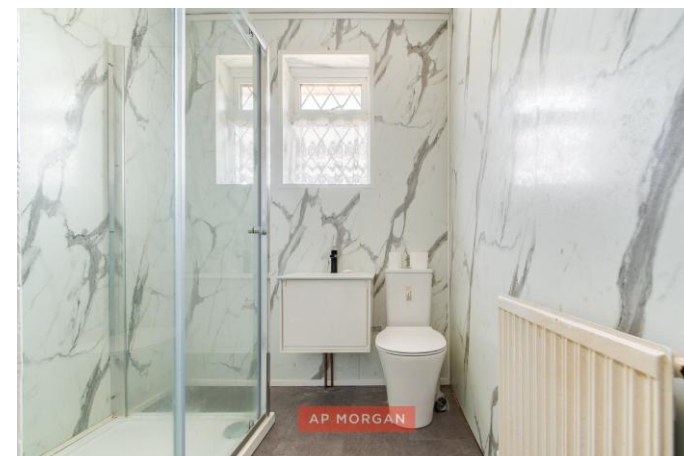
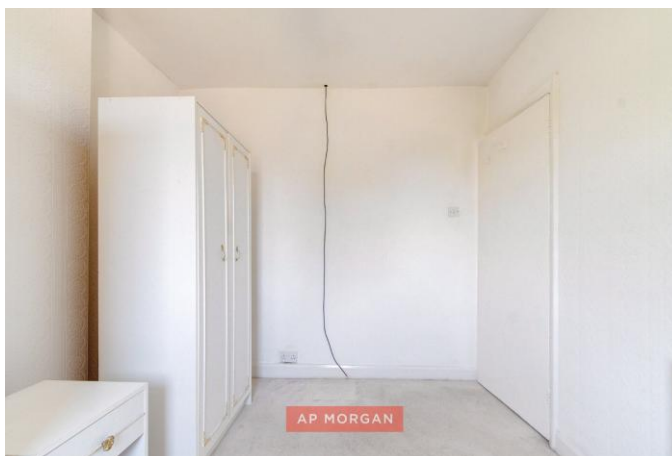
Shower Room 6'9" x 6'11" (2.06m x 2.1m) Both Max

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 Wisser 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.wissermortgageadvice.co.uk

Property to sell?

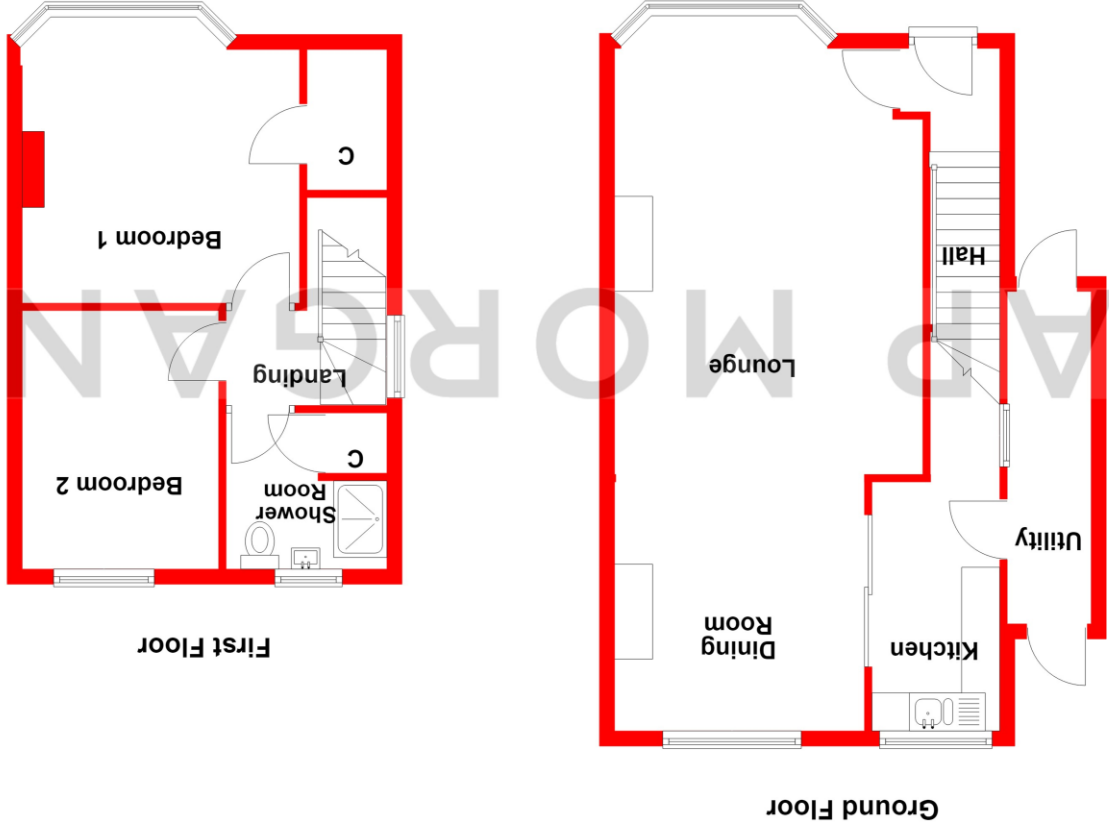
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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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