

AP MORGAN



Groveley Lane, Birmingham
£1,600 per month

Features:

- Beautifully presented, four-bedroom, semi-detached house
- Three double & one single bedrooms
- Vast living/dining room
- Spacious contemporary fitted kitchen
- Large conservatory
- Family shower room
- Versatile rear garden
- Off-street parking
- Prime positioning for amenities

Description:

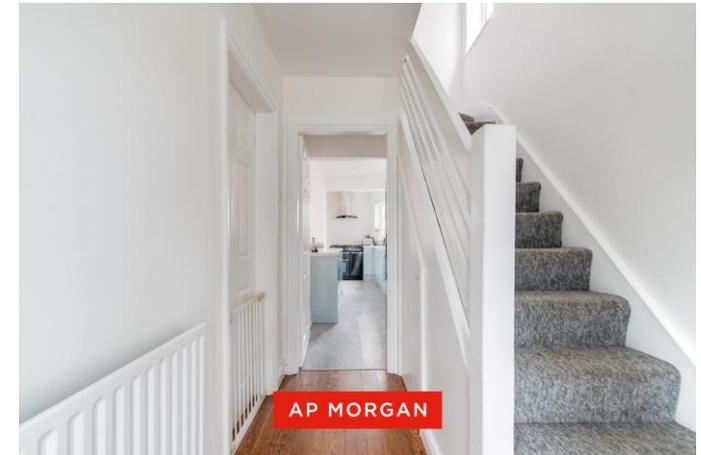
This beautifully presented, four-bedroom, semi-detached house in Longbridge offers a vast living/dining room, spacious contemporary fitted kitchen, large conservatory, family shower room, versatile rear garden, off-street parking and is in a prime position for amenities.

Approaching the property, there is a block paved drive allowing off street parking for multiple vehicles with front access to the porch and hall and rear garden access through a side gate. The drive is bordered at the side by wooden panel fencing and has a front facing brick wall.

Entering the property to the porch and hall, there is plenty of room for removing outdoor footwear and jackets with immediate access to the vast living/dining room. Complete with hardwood flooring and front facing bay window, the vast living/dining room hosts space for multiple suites, freestanding furniture and a large dining table and chairs, perfect for entertaining guests or relaxing as a family. The adjoining contemporary kitchen is complete with marble effect countertops and light blue gloss cabinetry, offering plenty of counterspace and an integral dishwasher, sink with drain and washing machine, continued with a freestanding electric range cooker and space for a fridge/freezer. The ground floor is completed by a rear conservatory accessed from the living/dining room through double French doors offering room for freestanding furniture and presenting panoramic views of the garden through double glazed windows and garden access through another set of French doors.

Ascending to the first floor, the landing presents Bedroom One, a spacious double looking to the rear aspect, Bedroom Two is a second large double with a front facing bay window, Bedroom Four is the single bedroom of the property also looking to the rear. The family shower room is modern and presents a washbasin, WC and shower.

Ascending to Bedroom Three this is a comfortable double roof room with views to the rear aspect.



The rear garden opens to a substantial paved patio with plenty of space for outdoor furniture and external storage. This continues to a grass laid lawn offering room for outdoor activities, the garden is versatile and perfect for enjoying the outdoors with friends or tending to a garden and is ultimately bordered by wooden panel fencing.

Nearby to plenty of amenities including shops, schools and public transport links all located nearby. In close proximity to Longbridge train station, and Longbridge town centre which offers a wider range of local amenities and shops. Conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways. With several well-regarded primary and secondary schools are also located nearby some of which are within walking distance.

Details:

Porch

Hall

Living/Dining Room 31'4" x 10'9" (9.55m x 3.28m) Both Max

Kitchen 22' x 7'2" (6.7m x 2.18m) Both Max

Conservatory 10'4" x 9'6" (3.15m x 2.9m)

Landing

Bedroom One 12'5" x 10'9" (3.78m x 3.28m) Both Max

Bedroom Two 8'4" x 10'9" (2.54m x 3.28m) Both Max

Bedroom Four 9'4" x 5'11" (2.84m x 1.8m)

Shower Room 7'4" x 5'11" (2.24m x 1.8m) Both Max

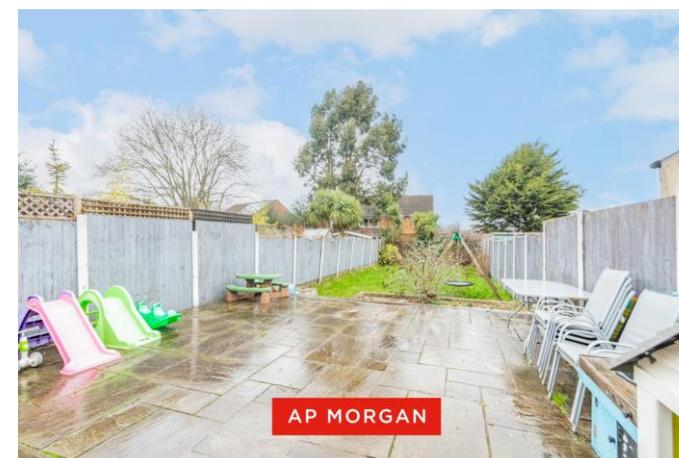
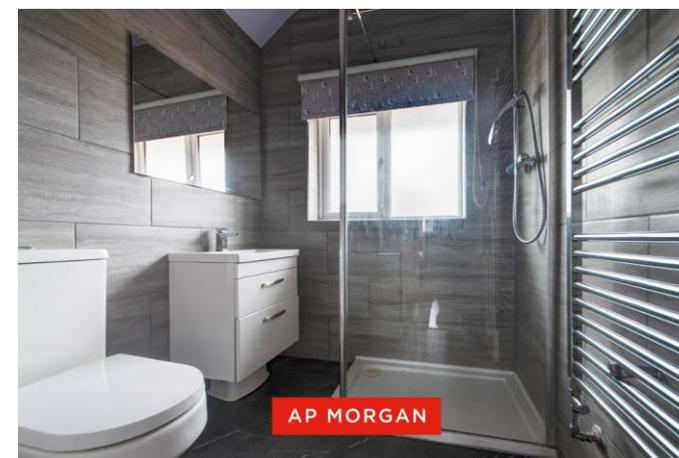
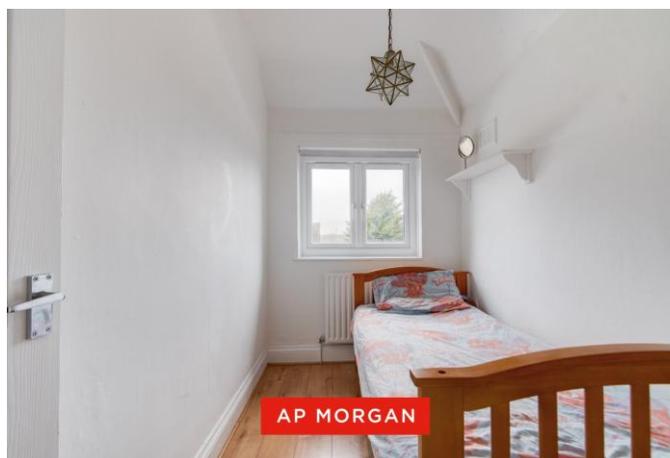
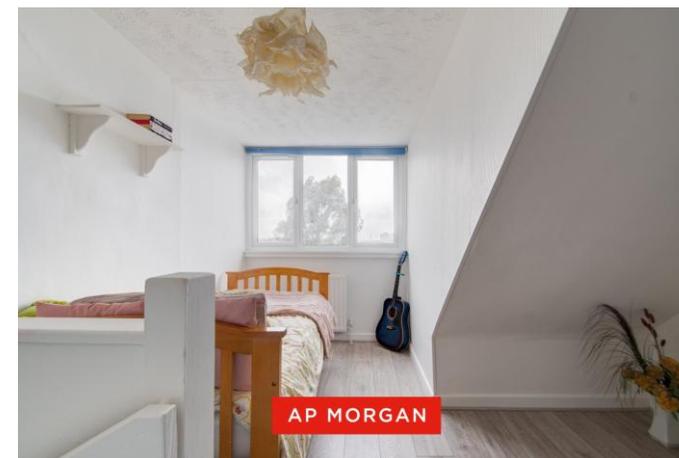
Bedroom Three 12'5" x 10'9" (3.78m x 3.28m) Both Max

EPC Rating: D

Council Tax Band: C (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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Property to sell?

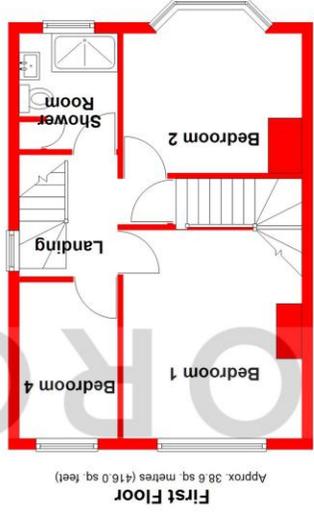
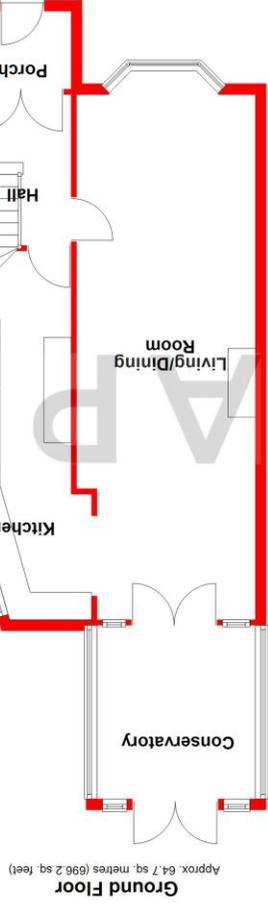
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A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



Total area: approx. 113.9 sq. metres (1226.0 sq. feet)

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Plan produced using PlanUp.

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