



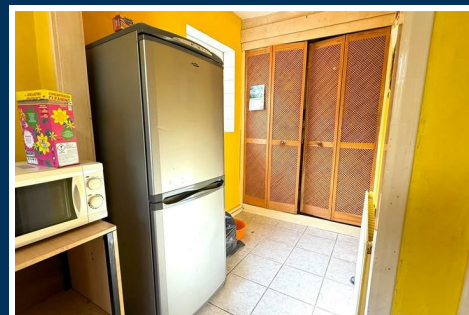
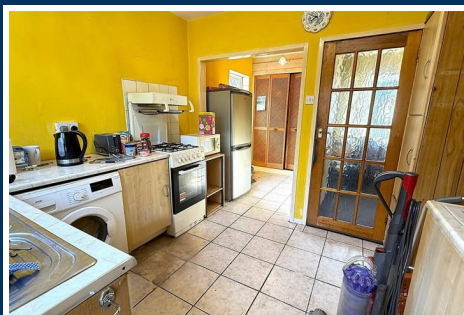
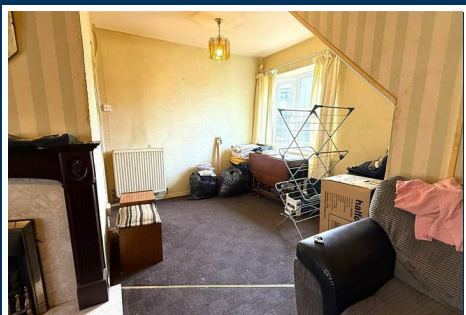
45 Longfellow Road

Birmingham, B30 1BJ

Offers In The Region Of £170,000



**** THREE BEDROOM SEMI DETACHED HOUSE REQUIRING MODERNISATION**** This three bedroom semi detached property in a poplar location, close to Cotteridge, Kings Norton train station and close to motorway links. In brief the accommodation offered consists of; Fore garden with driveway and detached garage, entrance hallway lobby, living / dining room, kitchen, conservatory and access to rear garden. To the first floor there are; three bedrooms with storage, shower room and separate W.C. The property also benefits from gas central heating, double glazing where specified and no upward chain. Energy Efficiency Rating D. To arrange your viewing of this property, please contact our Kings Norton Office.



Approach

The property is approached either via a wrought iron gates giving access to off road parking and pathway leading to the side access point, or a further wrought iron gate giving access to pathway leading to double glazed obscured front entry door with an accompanying window to the side opening into:

Inner Hallway

With central heating radiator, ceiling light point, stairs giving rise to the first floor accommodation and an obscured glazed door opening into:

Living/Dining Room

11'2" mix x 17'4" max x 8'11" min x 15'1" max (3.422 mix x 5.284 max x 2.739 min x 4.604 max)

With two central heating radiators, two ceiling light points, double glazed bay window to the front aspect, door opening into under stairs storage cupboard, single glazed window overlooking the conservatory, fireplace and glazed interior door opening into:

Kitchen

15'9" max x 9'11" (4.803 max x 3.025)

With double glazed obscured window to the side aspect, double glazed window to the rear aspect, a selection of matching wall and base units, tiled flooring, space facility for fridge freezer, washing machine and oven, stainless steel sink and drainer with mixer tap over, bi-folding door giving access into storage cupboard housing the combi boiler, central heating radiator, tiling to splash backs and further glazed interior door opens into:

Conservatory

15'7" x 5'9" (4.771 x 1.769)

With double glazed windows to the side and rear

respectively, double glazed door giving access to the rear garden, laminate wood effect floor coving, central heating radiator and wall mounted strip light point.

First Floor Accommodation

From the inner hallway stairs gives rise to the first floor landing with double glazed window to the front aspect, ceiling light point and doors opening into:

Bedroom One

10'8" x 9'2" (3.265 x 2.809)

With double glazed window to the rear aspect, ceiling light point, central heating radiator, loft access point and door opening into in-built storage cupboard.

Bedroom Two

11'10" max x 12'5" max (3.625 max x 3.803 max)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and door opening into in-built storage cupboard.

Bedroom Three

7'10" max x 8'10" max (2.393 max x 2.704 max)

With double glazed window to the front aspect, ceiling light point, over stairs storage area and central heating radiator.

Shower Room

5'6" x 4'1" (1.678 x 1.262)

With obscured double glazed window to the front aspect, heated towel rail, laminate wood effect floor covering, wash hand basin on pedestal with mixer tap over, walk-in corner shower cubicle with electric shower attachment and ceiling light point.

Separate WC

With tiled walls, obscured double glazed window to the front aspect, low flush push button WC, laminate wood effect floor covering and ceiling light point.

Rear Garden

With a paved patio area, side access point and step leading up to a mature lawned area and pathway leading to the rear of the garden and a selection of plants, trees and shrubs.

Tenure

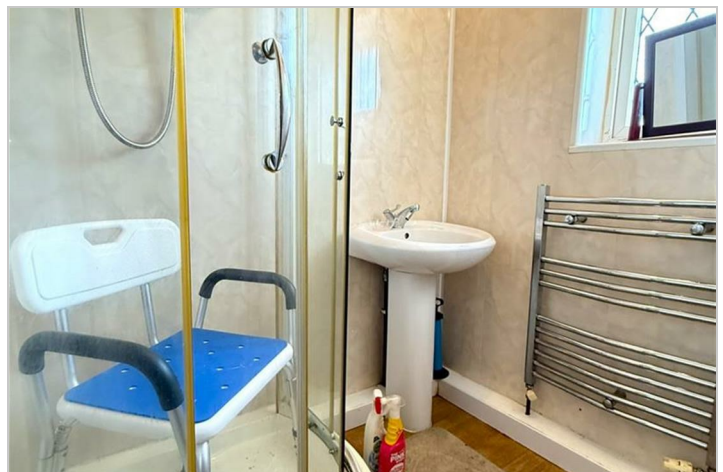
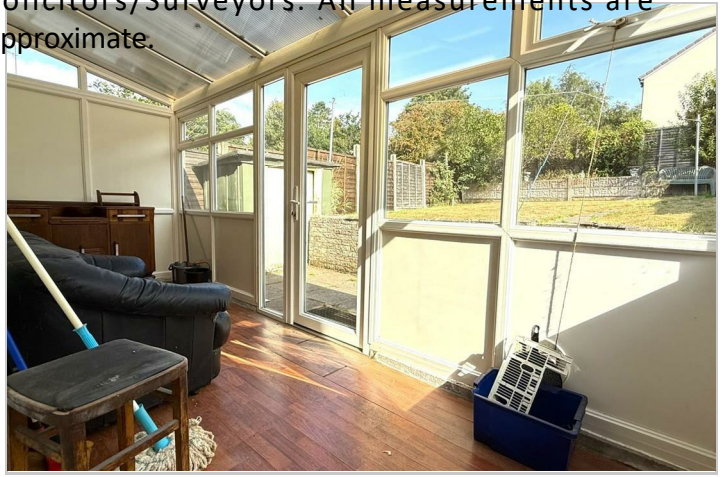
We have been informed by our vendors the property is Freehold (subject to confirmation from your legal representative).

Council Tax

According to the Direct Gov website the Council Tax Band for Longfellow Road Birmingham, West Midlands, B30 1BJ is band A and the annual Council Tax amount is approximately £1,491.33, subject to confirmation from your legal representative.

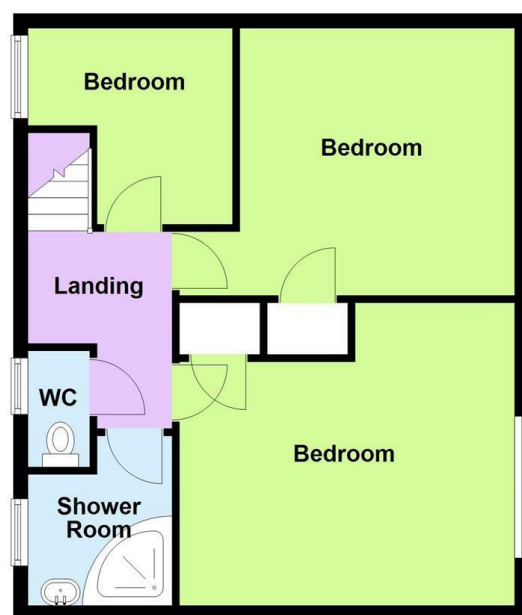
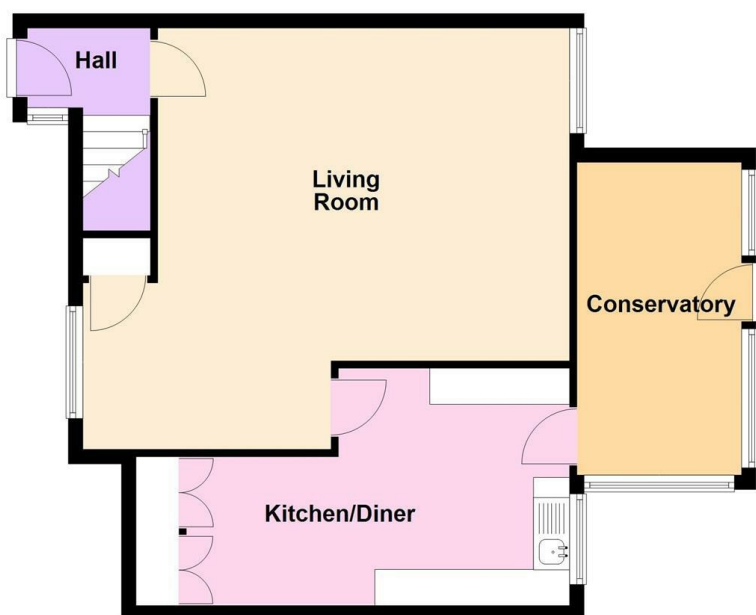
Rice Chamberlains has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is

advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.





Longfellow Road -NOT TO
SCALE - For illustrative
purposes only



Please contact our Kings Norton Office on 0121 459 2299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 63 69			Very environmentally friendly - lower CO₂ emissions 63 69		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.