

AP MORGAN



Edenhurst Road, Longbridge, Birmingham
Offers in the region of £240,000

Features:

- Semi-detached family home
- Three good sized bedrooms
- Lounge with bay window
- Convenient sized kitchen/diner
- Family bathroom
- Large front and rear garden
- Off road parking
- EPC- D

Description:

This spacious three-bedroom semi-detached house is in the popular area of Longbridge, Birmingham. The ideal family home situated on a large plot of land with local amenities including shops, restaurants and schools conveniently located nearby.

Upon approach to the property there is a very large front garden comprising of a lawn with a driveway allowing off road parking for multiple vehicles. There is also a pathway leading up the driveway with several steps up to the front door.

Moving inside, the property briefly comprises of an entrance hall; spacious lounge with bay window; good sized kitchen/diner with understairs store; downstairs W.C accessed via the garden but could be converted into a storage space; first floor landing with built in cupboard; two double bedrooms; one single bedroom and a family bathroom with bath and overhead shower.

The rear garden is a good size wrapping round the corner of the house and comprising of mostly lawn with a patio area perfect for outdoor furnishings.

Being situated approximately 10 miles south of Birmingham City Centre, Longbridge is a very popular and rapidly expanding residential area which is undergoing a £1bn regeneration. It boasts a number of well-known retailers including Sainsbury's, Marks and Spencer's, Boots and Poundland. It also benefits from having a number of learning facilities close by including a state of the art Bournville College campus, Colmers secondary school and sixth form, Albert Bradbeer Primary Academy and Rednal Hill Infant and Junior School. Other than the regeneration, Longbridge is known for its local parks including Austin Park, Cofton Park and Lickey Hills and being within proximity of a mainline railway station which provides direct access to Birmingham University, Queen Elizabeth Hospital and Birmingham New Street to the North and Redditch to the South. It further benefits from being approximately 4 miles from junction 4 of the M5 motorway.



Details:

Lounge 14'1" x 11'7" (4.3m x 3.53m)

Kitchen/Diner 11'8" x 9'11" (3.56m x 3.02m)

Bedroom One 12'5" x 8'11" (3.78m x 2.72m)

Bedroom Two 9'11" x 9' (3.02m x 2.74m)

Bedroom Three 7'10" x 5'6" (2.4m x 1.68m)

Entrance Hallway

Landing

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.

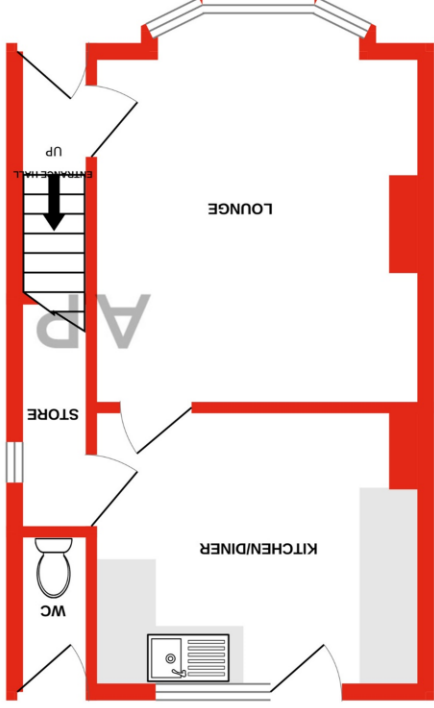
Need a solicitor?

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.

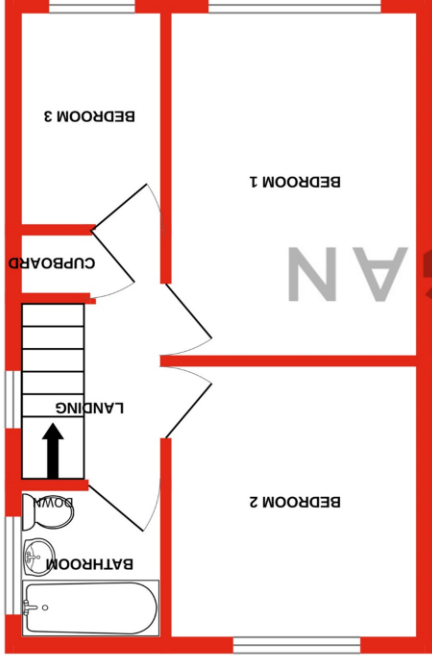
Need a removal company and storage?

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.

GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 645 sq.ft. (59.9 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately as 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.
Made with Metropix ©2024

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.