

AP MORGAN



Longhurst Croft, West Heath, Birmingham
Offers in the region of £350,000

Features:

- Wonderful semi-detached family home
- Four good sized bedrooms
- Two sitting rooms
- Extended kitchen/breakfast bar
- Bathroom, En-suite and W.C
- Low maintenance garden
- Off road parking
- EPC- TBC

Description:

An immaculately presented four-bedroom semi-detached house situated in the popular and sought after area of West Heath, Birmingham. Thoughtfully extended and stylish throughout, this property is the ideal family home with local amenities including shops and highly regarded schools all within walking distance.

Situated in a quiet side road, upon approach to the property there is a large driveway with space for two vehicles as well as a shared side walkway which provides access to the rear garden gate.

Moving inside, the property briefly comprises of a welcoming entrance porch with doorway to the right leading into the converted garage space which is now the fourth bedroom and En-suite shower room; spacious lounge with feature fireplace; extended dining room with sliding patio doors at the rear; extended and modern kitchen/breakfast bar with integrated fridge/freezer; spacious first floor landing with a W.C and provides access to three good sized bedrooms and a stylish family bathroom with bath and shower mixer.

The large rear garden is low maintenance with an artificial lawn and patio area perfect for outdoor furnishings. There is also a lovely decking area which is covered and is ideal for those sunny summer evenings.

The property benefits from proximity to Longbridge town centre which features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond with Longbridge Train Station being within walking distance. Several well-regarded primary and secondary schools are also located nearby.



Details:

Lounge 16'1" x 12'1" (4.9m x 3.68m)

Dining Room 12'1" x 8'1" (3.68m x 2.46m)

Kitchen/Breakfast Bar 12'1" x 11'1" (3.68m x 3.38m)

Bedroom One 13'1" x 9'1" (4m x 2.77m)

Bedroom Two 12'1" x 9'1" (3.68m x 2.77m)

Bedroom Three 9'1" x 7'1" (2.77m x 2.16m)

Bedroom Four 11' x 7'1" (3.35m x 2.16m)

Bathroom 7'1" x 6'11" (2.16m x 2.1m)

W.C 4' x 2'1" (1.22m x 0.64m)

En-suite 7'1" x 5'1" (2.16m x 1.55m)

EPC Rating: To be confirmed

Council Tax Band: C (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.

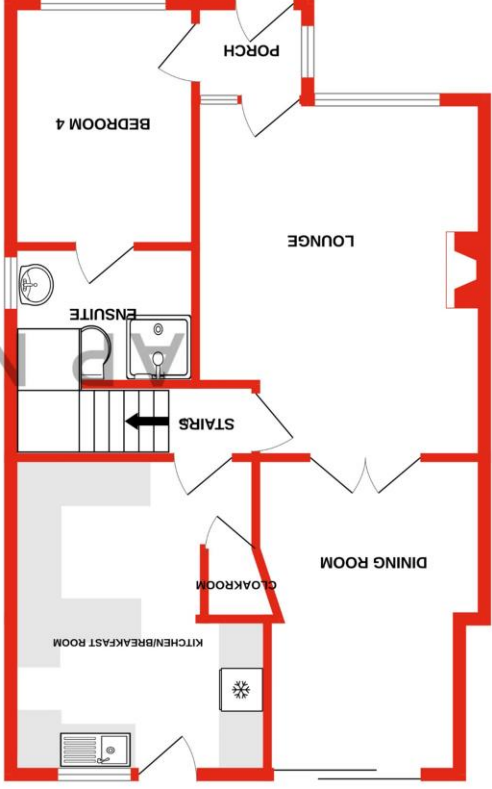
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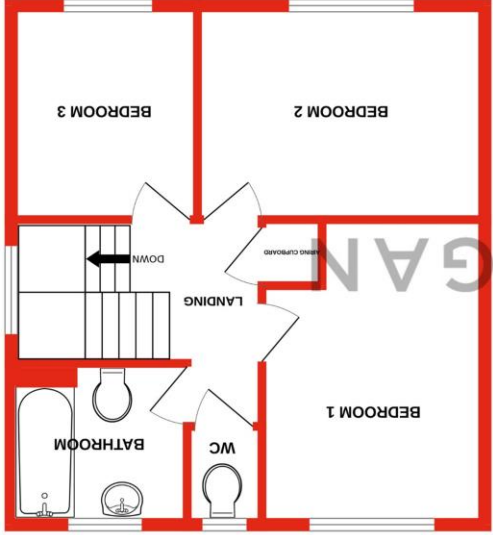
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GROUND FLOOR



1ST FLOOR



86 LONGHURST CROFT

TOTAL FLOOR AREA : 1195sq.ft. (111.0 sq.m.) approx.

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. Made with Metropix ©2023

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