

**AP MORGAN**



**Longbridge Lane, Longbridge, Birmingham**  
Asking Price £325,000

**Features:**

- No onward chain
- Four bedroom semi detached
- Largely extended
- Double garage
- Two reception rooms
- Ensuite bathroom
- Shower room
- EPC - D

**Description:**

\*\*\*No onward chain\*\*\*

Presenting this extensively extended four-bedroom semi-detached home with a double garage offering ample potential, situated on a service road and boasting a generously sized garden.

Inside, the layout comprises a spacious porch, an entrance hall with under-stairs storage, a kitchen featuring an integrated oven and hob, and a stable door providing access to the extension and double garage. The front reception room has a bay window and a gas fireplace. The second reception room also includes a feature gas fireplace and sliding doors leading to the rear garden. Upstairs, there are four bedrooms, three of which are generously sized doubles. The master bedroom features an ensuite bathroom, and completing the upstairs layout is a family shower room.

Outside, the front of the property boasts a large driveway and gated side access to the rear garden, which includes a spacious lawn and a rear up-and-over garage door.

Located just 0.4 miles from Longbridge train station, this property offers excellent transport links into Birmingham city centre. Nearby is the new Longbridge shopping village, providing access to various shops and restaurants. The surrounding area offers popular schooling options and abundant green spaces, including Cofton Park and the scenic Lickey Hills Country Park.

**Details:**



**Porch**

**Entrance Hall**

**Kitchen** 9'1" x 5'10" (2.77m x 1.78m)

**Extension Space** 7'9" x 15'8" (max) (2.36m x 4.78m (max))

**Double Garage** 20'2" x 21' (6.15m x 6.4m)

**Reception Room** 10'11" x 10'10" (3.33m x 3.3m)

**Reception Room** 17'11" x 10'11" (5.46m x 3.33m)

**First Floor Landing**

**Master Bedroom** 18'4" x 9'8" (5.6m x 2.95m)

**Ensuite Bathroom** 6'2" (max) x 9'8" (1.88m (max) x 2.95m)

**Bedroom Two** 13'3" (4.04) (into bay) x 10'10" (3.3)

**Bedroom Three** 12'5" x 10'10" (3.78m x 3.3m)

**Bedroom Four** 9'3" x 5'11" (2.82m x 1.8m)

**Shower Room** 4'5" x 5'5" (1.35m x 1.65m)

**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](http://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.

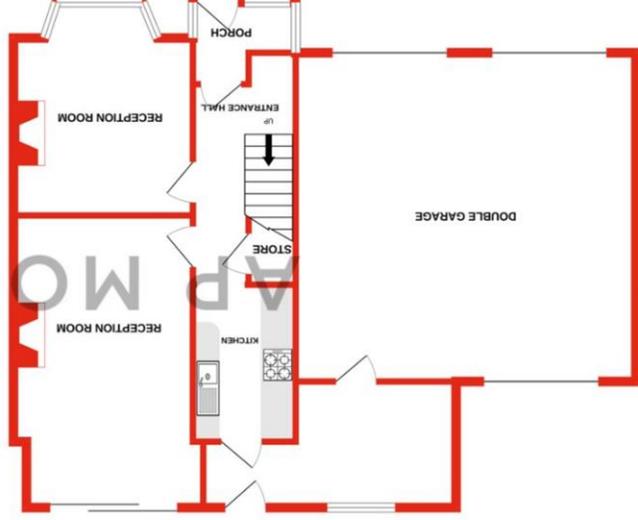
### Need a solicitor?

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.

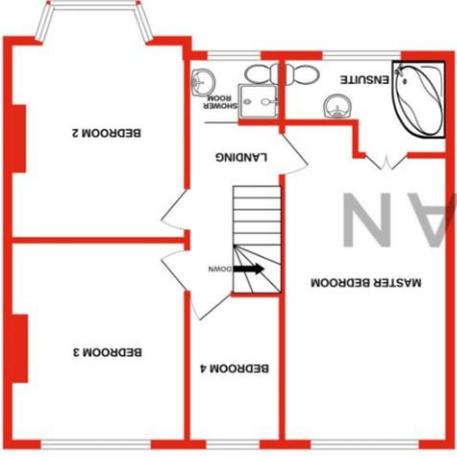
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR (94.5 sq.m.) approx.



1ST FLOOR (62.2 sq.m.) approx.



While 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.  
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