

AP MORGAN



Princess Street, Longbridge, Birmingham
Offers Over £280,000

Features:

- Well-presented mid-terrace house
- Two double bedrooms
- Spacious lounge
- Modern fitted kitchen/diner
- Bathroom and downstairs W.C
- Good sized garden
- Two-car driveway
- EPC- B

Description:

This immaculately presented and stylish two-bedroom mid-terraced house is situated in a modern residential development in the popular area of Longbridge, Birmingham. The ideal home for young couples or those with smaller families with a spacious living space and local amenities including shops, restaurants and schools all located nearby.

Located on a sought-after residential estate, upon approach to the property there is a multicar driveway with space for two vehicles.

Moving inside, the property briefly comprises of a welcoming entrance hallway with downstairs W.C; spacious lounge with understairs storage cupboard; open plan kitchen/diner with integrated appliances including washing machine, dishwasher, hob and oven; first floor landing; two double bedrooms with the front bedroom having a built-in storage cupboard and finally stylish bathroom with bath and mixer shower.

The rear garden is a very good size comprising of mostly lawn with a patio area perfect for outdoor furnishings and a rear gate for ease of access when transporting garden appliances and furnishings. The garden is also West facing which means it is a sun trap during hot summer days.

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 16'11" x 10'4" (5.16m x 3.15m)

Kitchen/Diner 13'8" x 9'5" (4.17m x 2.87m)

Bedroom One 13'9" x 10' (4.2m x 3.05m)

Bedroom Two 13'8" x 9'9" (4.17m x 2.97m)

Bathroom 7'3" x 6'2" (2.2m x 1.88m)

W.C 4'9" x 2'11" (1.45m x 0.9m)



EPC Rating: B

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?

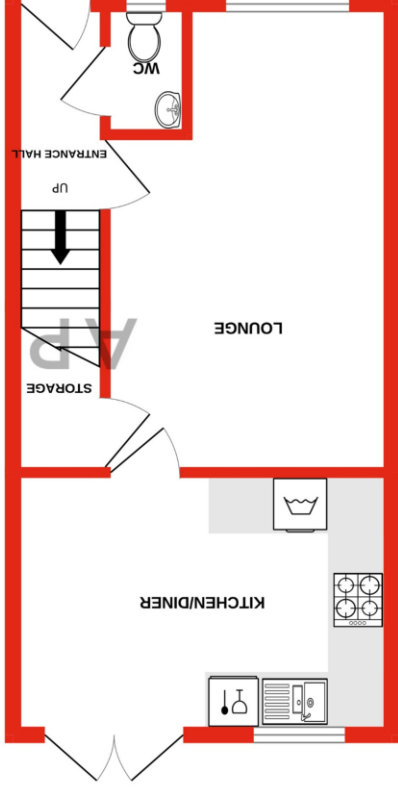
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

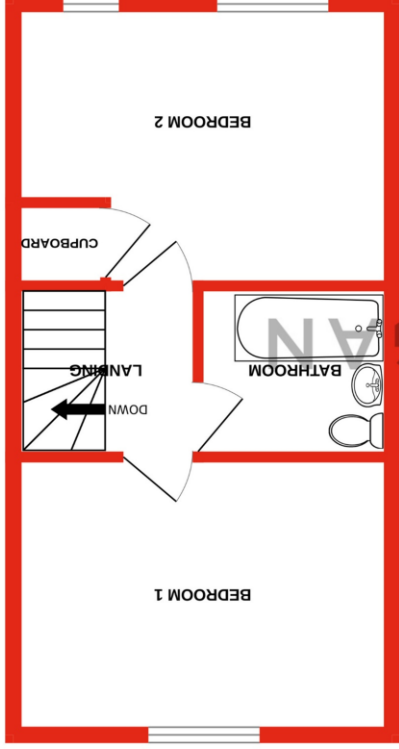
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GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.

TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.
Which 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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