

AP MORGAN



Groveley Lane, Longbridge, Birmingham
Offers in excess of £280,000

Features:

- Immaculately presented semi-detached house
- Three good sized bedrooms
- Stylish and open plan lounge/diner
- Extended fitted kitchen
- Family bathroom
- Lovely rear garden
- Multi-car driveway
- EPC- D

Description:

This spacious and immaculately presented, three-bedroom semi-detached house is situated on a highly sought after road in Longbridge, Birmingham. The ideal family home with plenty of living space and local amenities including shops, schools and parks conveniently located nearby.

Upon approach to the property there is a multi-car driveway with a wall running along the top border as well as a side entrance for ease of access into the rear garden.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with understairs storage cupboard; stylish and open plan lounge/dining room with bay window and double doors leading into the extended and fitted kitchen/breakfast bar with integrated appliances and a patio door leading into the garden; first floor landing; two double bedrooms with the front bedroom benefiting from built-in wardrobes; a good sized single bedroom and finally a family bathroom with p-shaped bath and shower cubicle.

The lovely rear garden is a very good size and has been well maintained with a large patio area and outdoor seating area covered by a pergola as well as a good-sized lawn with flower beds running along the borders. There is also a brick built shed for additional storage space.

The property benefits from proximity to Longbridge train station. Nearby Longbridge town centre 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. Several well-regarded primary and secondary schools are also located nearby.



Details:

Lounge/Diner 23'11" x 10'10" (7.3m x 3.3m)

Kitchen 16'8" x 15'5" (5.08m x 4.7m)

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

Bedroom Two 10'11" x 10'10" (3.33m x 3.3m)

Bedroom Three 9'4" x 5'11" (2.84m x 1.8m)

Bathroom 7'7" x 5'10" (2.3m x 1.78m)

Porch

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.

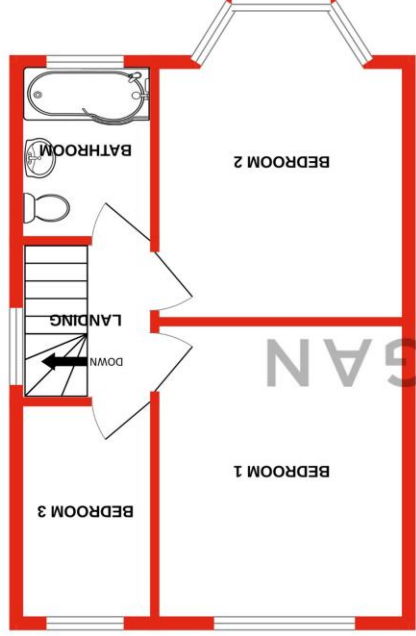
Need a solicitor?

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.

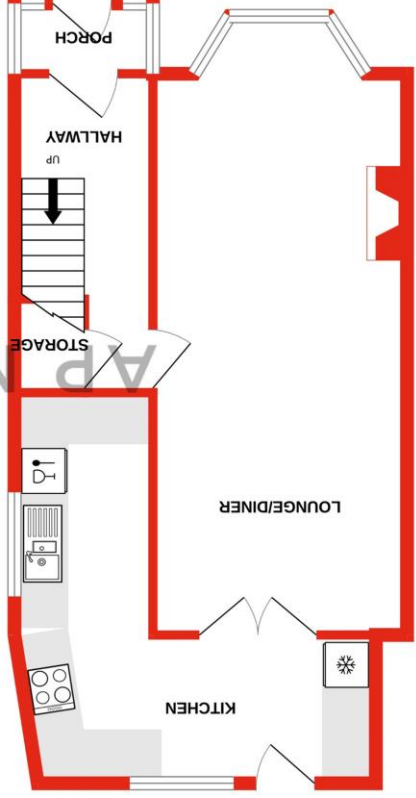
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A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the layout 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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