

AP MORGAN



Hawkesley Drive, Longbridge, Birmingham
Offers in excess of £260,000

Features:

- Well-presented and spacious detached bungalow
- Three bedrooms
- Spacious lounge
- Modern fitted kitchen/diner with bi-folding doors
- Shower room and en-suite
- Lovely garden
- Two car driveway
- EPC- D
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Description:

This deceptively spacious and well presented, three bedroom detached bungalow is situated in the highly desirable Austin Village conservation area in Longbridge, Birmingham. Ideal for those with families looking for a conveniently laid out property with a modern décor and local amenities including shops, schools and parks located nearby.

Upon approach to the property there is a two-car driveway as well as a side entrance for ease of access into the garden.

Moving inside, the property briefly comprises of an entrance porch; spacious lounge with fireplace; stylish and open plan kitchen/diner with integrated appliances and granite work tops as well as bi-folding doors at the rear and a separate utility area; two double bedrooms with the master bedroom benefiting from an en-suite shower room; good sized single bedroom accessed via the lounge and currently being used as a study and finally a contemporary designed shower room with walk in shower cubicle. The property also benefits from being refurbished throughout with newly fitted electrics, plumbing, heating system and security locks on all external doors.

The lovely rear garden has been well maintained and is a good size comprising of an artificial lawn, two patio areas, a flower bed for those keen on gardening and a raised decking area with pergola which is perfect for outdoor furnishings. There is also space for two large sheds for additional storage space.

Situated in the Austin Village Conservation Area, the property occupies an enviable position on a quiet, leafy residential street, whilst still benefitting from proximity to local shops and amenities in Longbridge Town Centre, including Longbridge Train Station. Northfield Town Centre also provides additional shopping opportunities slightly further away. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond.



Details:

Lounge 19'5" x 9'5" (5.92m x 2.87m)

Kitchen/Diner 26'4" x 9'2" (8.03m x 2.8m)

Bedroom One 14'5" x 9'4" (4.4m x 2.84m)

Bedroom Two 9'6" x 9'5" (2.9m x 2.87m)

Bedroom Three 9'3" x 5'4" (2.82m x 1.63m)

Shower Room 9'6" x 7'4" (2.9m x 2.24m)

En-suite 9'3" x 3'11" (2.82m x 1.2m)

Utility Room 9'3" x 3'10" (2.82m x 1.17m)

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.



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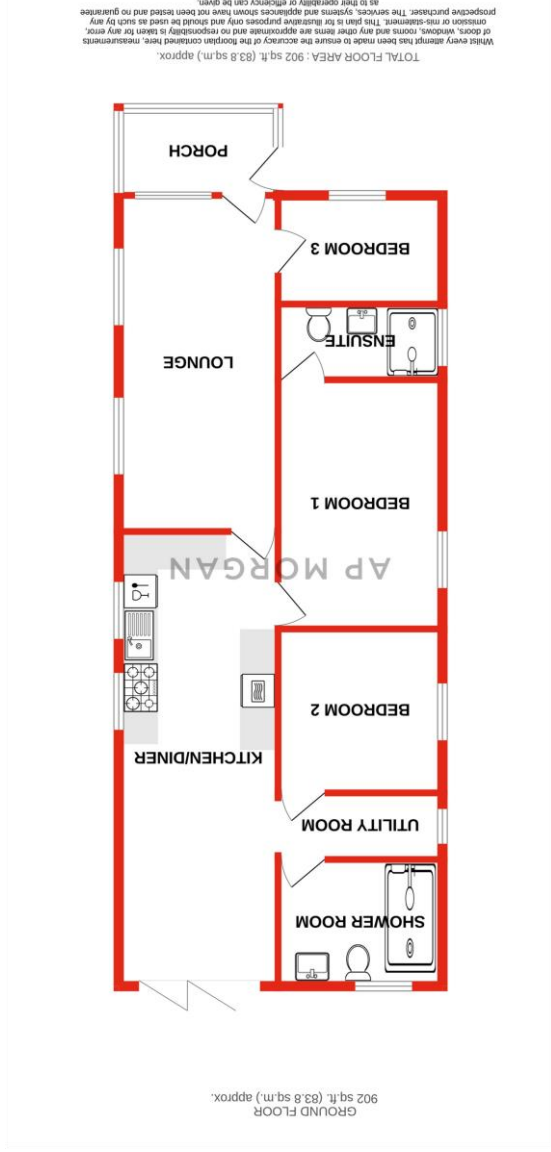
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