

AP MORGAN



Kemshead Avenue, Longbridge, Birmingham
Asking Price £280,000

Features:

- Spacious semi-detached house
- Three bedrooms and a loft room
- Two sitting rooms
- Extended kitchen with separate utility
- Family bathroom and downstairs W.C
- Good sized rear garden
- Driveway and garage
- EPC- D

Description:

This spacious and well-presented three-bedroom semi-detached house is situated at the end of a quiet cul-de-sac in Longbridge, Birmingham. An ideal family home with plenty of living space and amenities including shops, schools and public transport links all located nearby.

Upon approach to the property there is a walled front driveway with space for multiple vehicles as well as providing access to the attached single car garage.

Moving inside, the property briefly comprises of a welcoming entrance hallway with understairs storage cupboard; spacious sitting/dining room with bi-folding doors at the rear leading into the lounge; bright conservatory with double doors leading into the garden; extended kitchen with separate utility room; downstairs W.C for added convenience; First floor landing with pull down ladder providing access to the good sized loft room currently being used as an additional bedroom but is ideal for an office space or home studio; two double bedrooms each with built in wardrobes and cupboards; good sized single bedroom and finally a family bathroom with bath and overhead shower.

The rear garden is a good size comprising of mostly lawn with a patio area with space for outdoor furnishings. There is a large hedgerow running along the rear meaning the property isn't overlooked from the back as well as large fence panels running along the neighbouring borders providing additional privacy and security.

The property benefits from proximity to local shops, whilst nearby Longbridge and Northfield town centres provide further shopping opportunities and amenities. Longbridge train station also provide direct trains into Birmingham City Centre. 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 schools, secondary schools, and higher education institutions are also located nearby.



Details:

Lounge 11'10" x 10'5" (3.6m x 3.18m)

Sitting/Dining Room 13'5" x 10'3" (4.1m x 3.12m)

Kitchen 11'4" x 8'1" (3.45m x 2.46m)

Bedroom One 13'5" x 10'1" (4.1m x 3.07m)

Bedroom Two 11'10" x 9'8" (3.6m x 2.95m)

Bedroom Three 7'8" x 6'5" (2.34m x 1.96m)

Bathroom 6'9" x 5'7" (2.06m x 1.7m)



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?

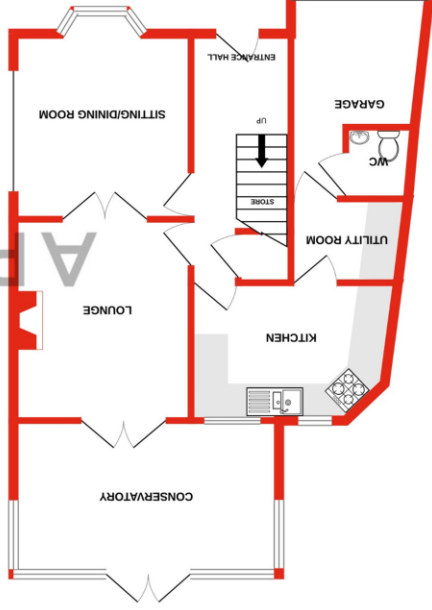
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

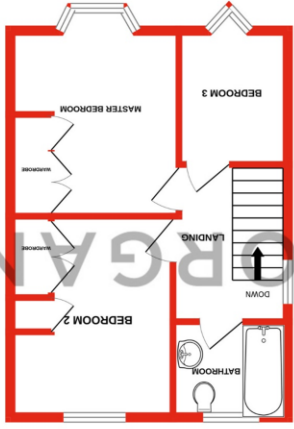
A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

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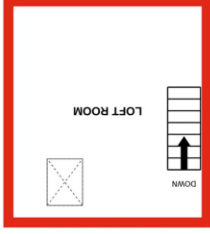
GROUND FLOOR
675 sq ft (62.8 sq m.) approx.



1ST FLOOR
375 sq ft (34.8 sq m.) approx.



2ND FLOOR
150 sq ft (14.0 sq m.) approx.



TOTAL FLOOR AREA : 1196 sq ft (111.1 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.
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