

AP MORGAN



Thelbridge Road, Birmingham, West Midlands
Asking Price £280,000

Features:

- Three bedroom semi detached
- Immaculately presented
- Contemporary shower room
- Downstairs WC
- Driveway for multiple vehicles
- Great central location
- Council Tax Band - B

Description:

Introducing this immaculately presented three-bedroom semi-detached house located in a fantastic position close to Longbridge town centre and train station.

Inside, the layout comprises an entrance hall with WC, a kitchen with an integrated gas oven, and a lounge/diner with French doors leading to the rear garden. Upstairs, there are three bedrooms and a shower room with a double walk-in shower. Additionally, there is a good-sized loft space with electrics and an integrated loft ladder.

Outside, to the front of the property, there is a lawn and a spacious driveway, along with gated access to the rear. The rear garden offers a private lawn area without being overlooked.

Situated in a fantastic central location close to the up and coming Longbridge shopping village and train station for easy transport links into Birmingham city centre. Perfect for supermarkets, shops and restaurants, as well as schooling options of all levels in and around Longbridge.



Details:

Entrance Hall

WC

Kitchen 13'2" x 8' (max) (4.01m x 2.44m (max))

Lounge/ Diner 13'1" (max) x 15'2" (4m (max) x 4.62m)

First Floor Landing

Master Bedroom 15'7" x 7'11" (4.75m x 2.41m)

Bedroom Two 10'9" x 6'4" (3.28m x 1.93m)

Bedroom Three 7'2" x 8'4" (2.18m x 2.54m)

Bathroom 6'8" x 6'9" (2.03m x 2.06m)



EPC Rating: C

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?

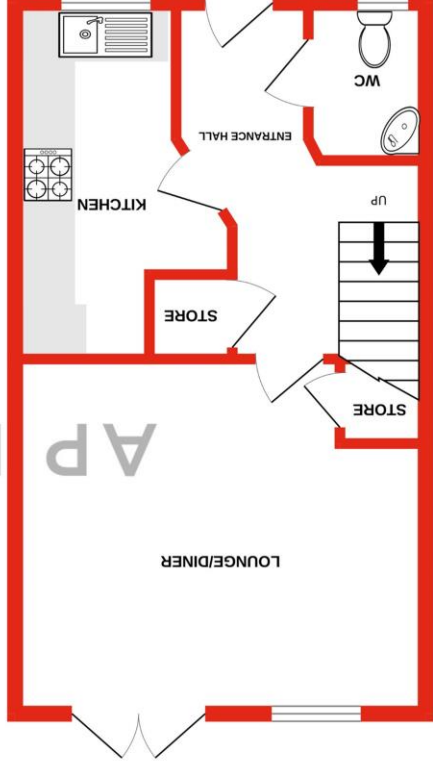
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

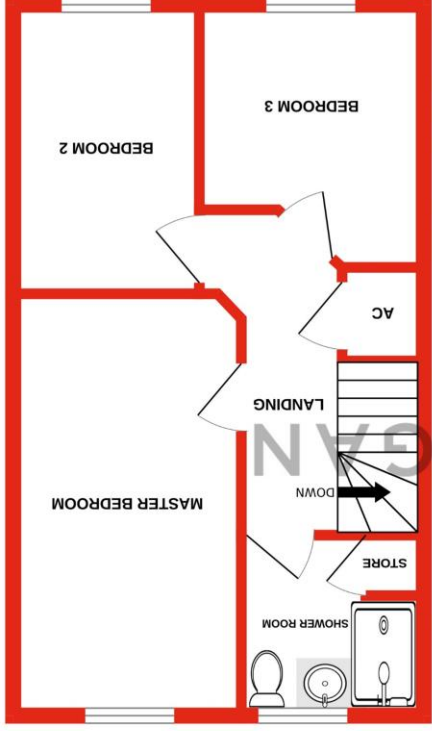
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.

TOTAL FLOOR AREA : 796 sq.ft. (73.9 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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