



AP MORGAN

Broughton Crescent, Birmingham, West Midlands
Asking Price £290,000

Features:

- Three bedroom semi detached
- Traditional features
- Bathroom with separate shower and bath
- Off street parking
- Garage & car port
- Great central location
- Council Tax Band - B

Description:

Introducing this exceptional property featuring three double bedrooms, stunning high ceilings, and solid wood flooring throughout.

Inside, the layout comprises an entrance hall leading to a spacious through lounge/diner with a log-burning stove and access to the rear garden. The utility room/kitchen boasts integrated appliances, under stairs storage, and additional access to the rear garden. Upstairs, the first-floor landing showcases original stained glass windows, leading to three double bedrooms, a WC, and a family bathroom complete with a corner shower cubicle and separate jacuzzi bath.

The property is set back from the road, offering a front lawn and a block-paved pathway leading to gated side access to the rear garden. The rear garden features a spacious lawn, patio area, and a shared driveway leading to the carport and garage, both equipped with electrics.

Situated within Longbridge, the property offers easy access to Longbridge's new shopping village and train station, providing convenient transport links into Birmingham City centre. Additionally, there is a variety of schooling options available in the surrounding area.



Details:

Entrance Hall

Lounge/ Diner 27'8" x 10'9" (8.43m x 3.28m)

Utility Room 9'5" x 5'10" (2.87m x 1.78m)

Kitchen 12'1" x 7'2" (3.68m x 2.18m)

First Floor Landing

WC

Master Bedroom 13'6" x 10'8" (4.11m x 3.25m)

Bedroom Two 14'2" x 10'8" (4.32m x 3.25m)

Bedroom Three 15'7" x 7'2" (4.75m x 2.18m)

Bathroom 7'3" x 5'9" (2.2m x 1.75m)



EPC Rating: To be confirmed

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?

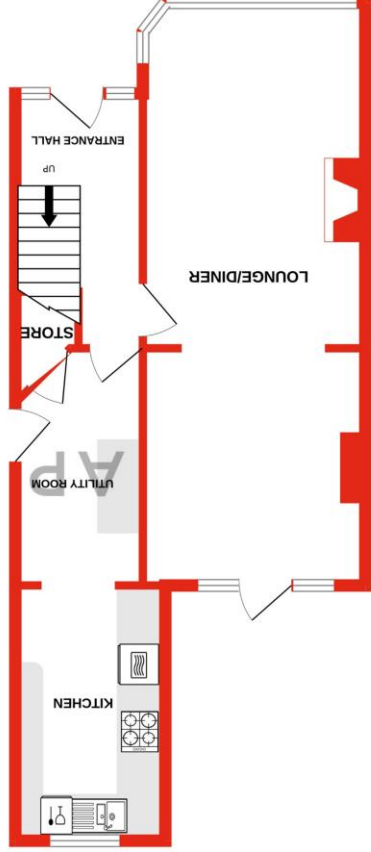
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

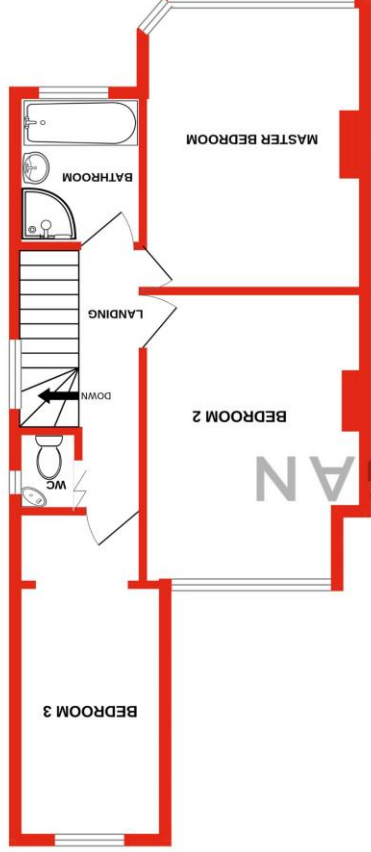
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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 (47.3 sq.m.) approx.



1ST FLOOR (47.3 sq.m.) approx.

Walls every building has been made to ensure the accuracy of the figures contained herein. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Prospective purchaser. The services, systems and appliances shown here and their brand and no guarantee as to their operability or efficiency can be given. Made with Hoxtek's e2024

TOTAL FLOOR AREA : 1018 sq.ft. (94.6 sq.m.) approx.

AP MORGAN

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.