



AP MORGAN

**Longbridge Lane, Birmingham**  
Asking Price £350,000



### Features:

- Three bedrooms
- Detached family home
- Off-street parking
- Expansive kitchen/diner
- Beautifully modernised
- Generous rear garden
- Well-connected location

### Description:

A delightful three-bedroom detached family home located on a generous plot in an ideal location within Longbridge, Birmingham. With three double bedrooms, sizeable ground floor accommodation, and a large rear garden, this property is also just a stone's throw from Longbridge station and then excellently appointed shopping development.

This home is fronted by a neat front garden, with a well-sized driveway providing off-street parking for several cars.

The property opens into a welcoming central entrance hall. Through to the lounge, this is a delightful, bright space with a charming bay window. From the lounge is a sunny conservatory opening out to the rear garden. The kitchen diner is an expansive open-plan space with ample counter and storage space, a Neff hob, double electric ovens, and double sink. A handy downstairs WC completes the ground floor, with plumbing for washing appliances.

Rising to the first floor, the bright landing opens to each room. Bedroom 1 is a sizeable double room with plenty of integrated storage thanks to two double mirrored wardrobes. Bedroom 2 is a well-sized second double, lit by a large window. Bedroom 3 is a comfortable third double bedroom. The family bathroom provides a bath, separate shower cubicle, handbasin, and WC.

The rear garden opens to a paved patio area, with storage to one side, stepping down to a well-presented lawn and bordered by wooden fencing.





The property enjoys a convenient location close to local shops, with additional shopping and amenities available at the nearby Longbridge shopping development. Excellent transport links include direct train services from Longbridge and Northfield stations to Birmingham City Centre, as well as easy road access to the city, the M5 and M42 motorways, and beyond. The property also enjoys proximity to several well-regarded primary and secondary schools, as well as higher education institutions.

**Details:**

**Entrance Hall**

**Dining Room** 11'11"x11'10" (3.63mx3.6m) Open to Kitchen

**Kitchen** 10'4"x7'3" (3.15mx2.2m) Open to Dining Room

**WC/Utility** 8'3"x3'5" (2.51mx1.04m)

**Lounge** 11'11"x11'10" (3.63mx3.6m)

**Conservatory** 13'7"x13'7" (4.14mx4.14m)

**Landing**

**Bedroom 1** 11'11"x11'10" (3.63mx3.6m)

**Bedroom 2** 11'11"x11'10" (3.63mx3.6m)

**Bedroom 3** 8'9"x7'11" (2.67mx2.41m)

**Bathroom** 8'x5'8" (2.44mx1.73m)

**EPC Rating:** E

**Council Tax Band:** D (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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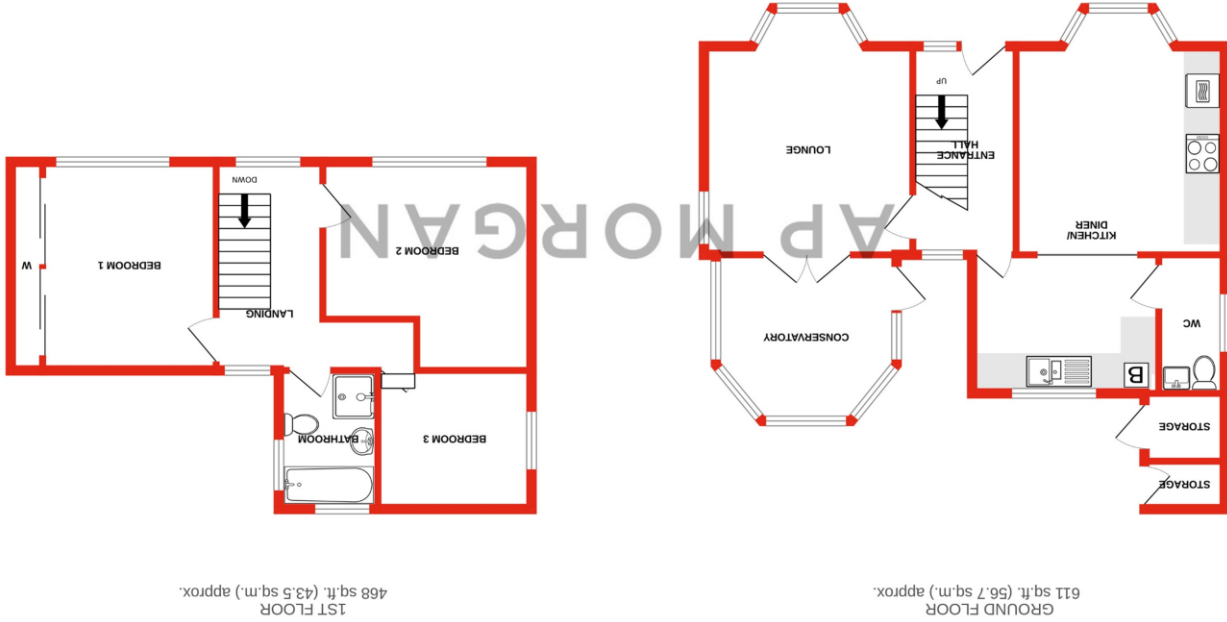
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