

AP MORGAN



Edenhurst Road, Birmingham
Offers in the region of £240,000

Features:

- Two double & one single bedrooms
- Spacious lounge
- Comfortable kitchen/diner
- Family bathroom
- Versatile, large rear garden
- Off street parking
- Close to amenities

Description:

A beautifully presented, three-bedroom semi-detached home, positioned in Longbridge. Offering generously sized rooms, two double bedrooms, a large & versatile rear garden, off street parking and swift access to local amenities.

To the front of the house is a brick paved drive with parking for multiple vehicles, with rear access via a side gate and brick-walled boundaries encompassing the neighbouring front lawns.

The ground floor comprises: a welcoming entrance hall with an under-stair storage, the spacious lounge features a fireplace and bay window, the fitted kitchen presents a modern space with the following integral appliances; a sink, convection oven, gas hob, fridge/freezer, and microwave, with space/plumbing for freestanding appliances and open-plan access to the diner which gives room for a dining table and chairs as well as access to the rear garden through a set of French doors.

The first-floor landing establishes: bedroom one is an ample double with a bay window, bedroom two is a further double that benefits also from a bay window, and bedroom three is a comfortable single currently used as a study. The modern bathroom of the house features a bath/shower, wash basin and WC.



To the rear is a versatile and mature, south-west facing garden space, offering an initial paved patio area perfect for entertaining and relaxing, this features a masonry barbecue and is followed with planting beds arranged in a geometric pattern surrounded by a grass laid lawn which lead to a raised secondary patio allowing space for a greenhouse and shed.

Situated roughly 0.5 miles from the Longbridge shopping centre, offering an assortment of amenities including shopping, bars, restaurants, well-regarded schooling, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are accessible.

Details:

Hall

Lounge 18'5" x 9'11" (5.61m x 3.02m) Both Max

Kitchen/Diner 12'7" x 10'5" (3.84m x 3.18m) Both Max

Landing

Bedroom One 11'9" x 10'2" (3.58m x 3.1m) Both Max

Bedroom Two 10'4" x 10'2" (3.15m x 3.1m) Both Max

Bedroom Three 6'11" x 5'4" (2.1m x 1.63m)

Bathroom 6'9" x 5'4" (2.06m x 1.63m)

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.



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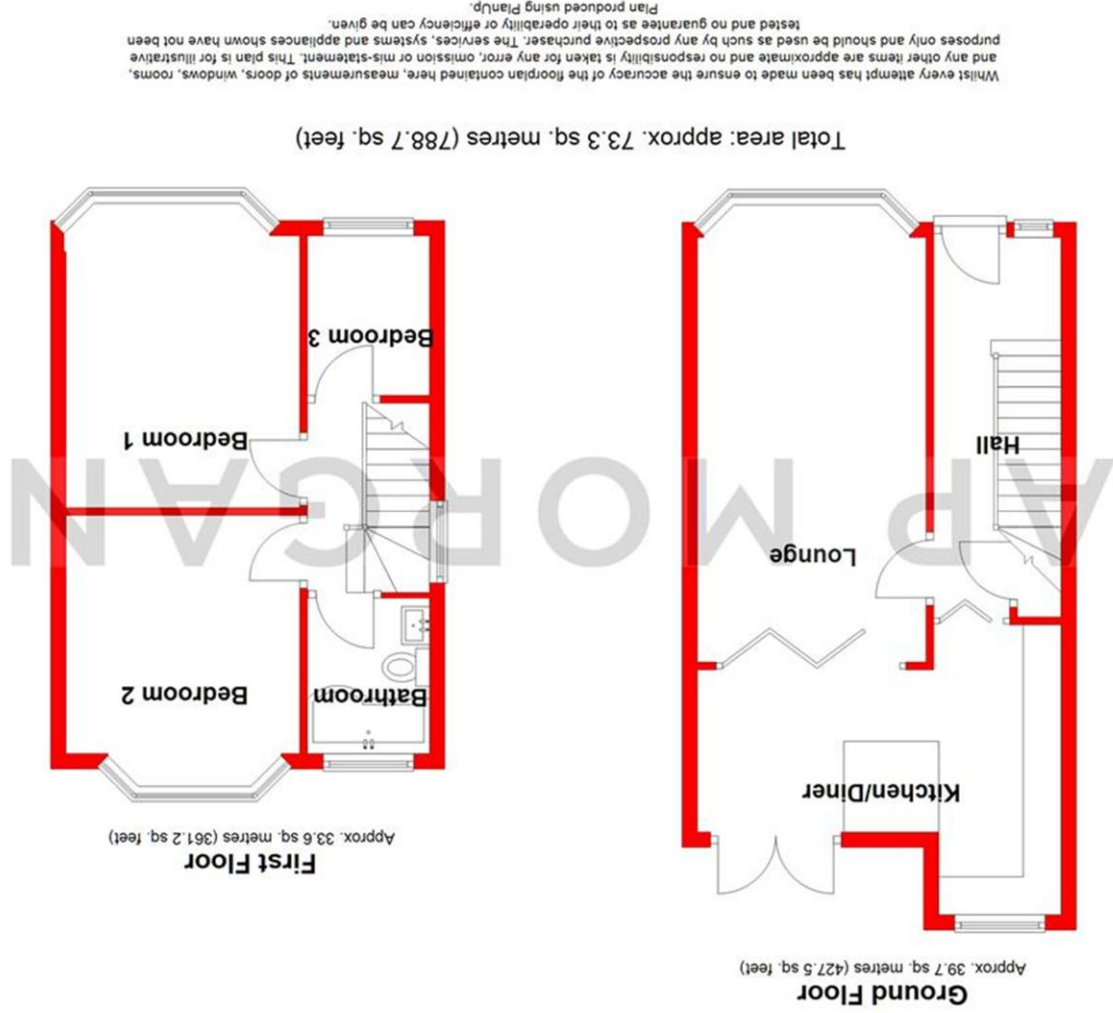
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Plan produced using PlanUp.

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