

AP MORGAN



Westworks, Longbridge, Birmingham
Guide Price £339,950

Features:

- Three bedrooms
- Semi-detached house
- Two bath/shower rooms
- Stunning open-plan kitchen/diner
- Bright and spacious living room
- French doors to garden
- Two allocated parking spaces
- 10-year New Home warranty

Description:

'The Rose'

Part exchange and Assisted Move schemes available.

This delightfully open and spacious, three-bedroom, semi-detached home presents a stylish and modern design with a considered layout perfectly balancing practicality and comfort. This location is ideal for families, situated in close proximity to several primary and secondary schools, plus Longbridge train station and the A38.

The property is fronted by a neat front garden with double parking bays to the side of the home. An access gate behind allows entry to the rear garden. A paved path leads up to the front door.

The ground floor opens with a welcoming entrance hall with doors to the living room and downstairs WC. The open-plan living room is wonderfully bright and spacious, with a large window looking to the front of the property, plus a sizeable understairs storage cupboard maximising the use of space. The kitchen/diner to the rear of the home presents a light and airy space with a stylish fitted kitchen and ample room for a family dining table and chairs. The kitchen is home to a double electric convection oven, gas hob with extractor above, optional integrated dishwasher, and a double sink with draining board. French doors lead out to the rear garden.



Rising upstairs, the first floor comprises a landing opening to three bedrooms, two of which double rooms, and the family bathroom. Bedroom One, the main double room, is filled with natural light thanks to a large window, and offers an integrated wardrobe and storage cupboard. The ensuite to this room provides a shower, WC, and pedestal basin. Bedroom Two is the second double room, situated at the rear and establishes a well-proportioned space with views of the garden. Bedroom Three, the single room, is also situated at the rear and is ideal for a child's bedroom, nursery, or home office.

Moving outside, the rear garden opens to a paved patio ideal for outdoor furniture to enjoy sunny weather, stepping into to a grass laid lawn. The garden space is enclosed by wooden fencing.

Details:

Entrance Hall

WC 3'11"x6'9" (1.2mx2.06m)

Living Room 14'3"x20'4" (4.34mx6.2m) Max. dimensions

Kitchen 14'3"x10'4" (4.34mx3.15m) Max. dimensions

Landing

Bedroom 1 10'4"x12' (3.15mx3.66m) Max. dimensions

Ensuite 5'6"x6'9" (1.68mx2.06m) Max. dimensions

Bedroom 2 7'x12'7" (2.13mx3.84m) Max. dimensions

Bedroom 3 6'9"x11'11" (2.06mx3.63m)

Bathroom 6'9"x6'9" (2.06mx2.06m)

EPC Rating: To be confirmed

Council Tax Band: (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?

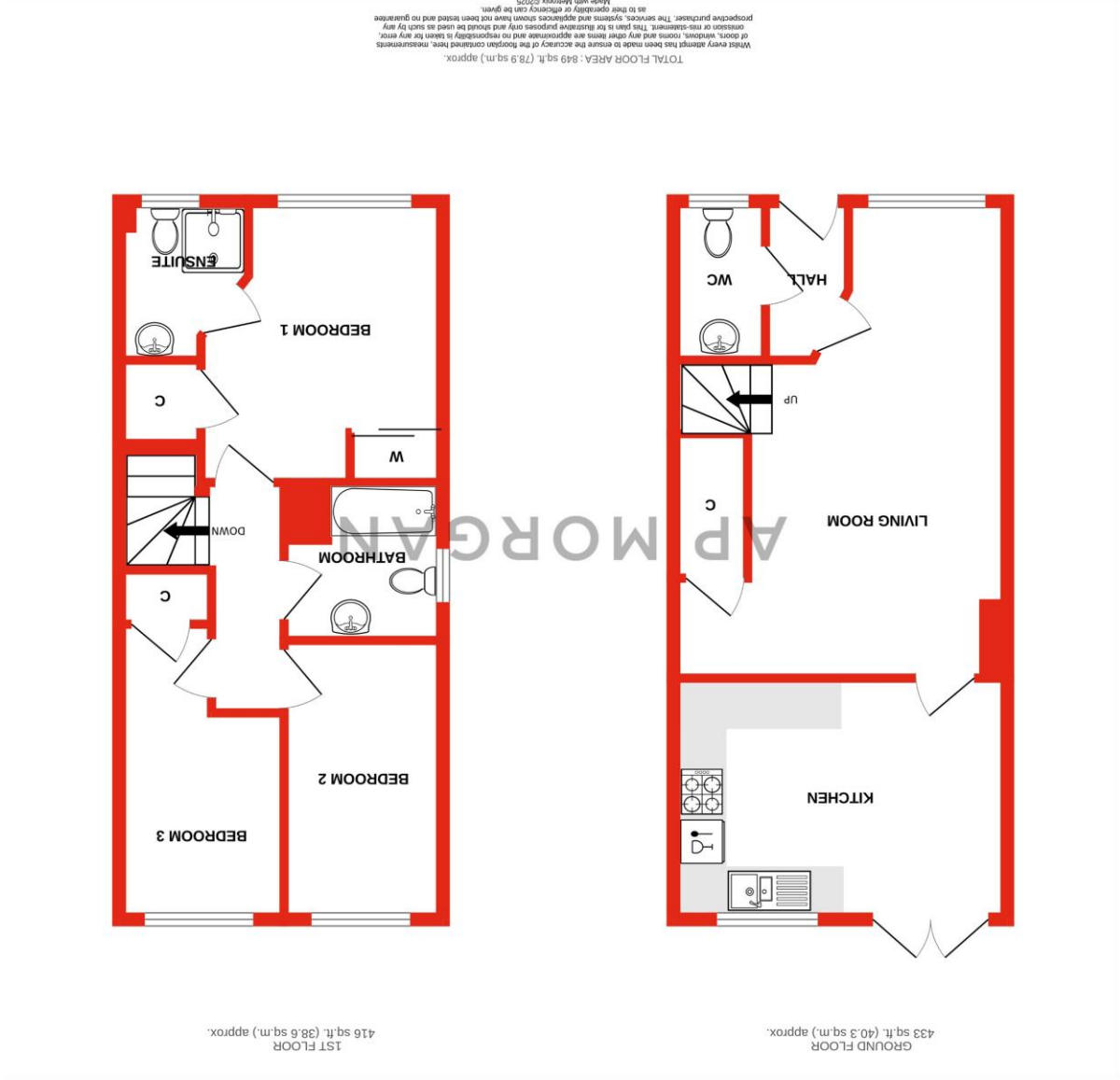
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



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 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.