



AP MORGAN

Westworks, Longbridge, Birmingham
Guide Price £299,950

Features:

- Two double bedrooms
- Semi-detached house
- Two bath/shower rooms
- Spacious living room
- Stylish kitchen/diner
- 10-year New Home warranty

Description:

'The Bridget'

Part exchange and Assisted Move schemes available.

These newly built, immaculately presented, two bedroom, semi-detached & terraced houses present a large open plan kitchen/dining room, a generous living room, a fully fitted family bathroom, two double bedrooms, and an ensuite shower room to the main bedroom, plus a 10-year warranty.

Approaching the property, double parking bays are provided to the front, with gated access to the rear garden to the side of the home.

Entering the property, the entrance hall with understairs WC opens to the living room and kitchen/diner. The living room is light and spacious with room for a large suite and offers access to the rear garden through French doors. The kitchen/dining room is fitted with plenty of counterspace with an integral electric oven, gas hob with extractor and sink with drainer, as well as ample cabinetry for storage. There is also space for a large dining table and chairs for family meals and entertaining. The downstairs WC presents a washbasin & WC.

Ascending to the first floor, the landing opens to two double bedrooms, the family bathroom and a handy storage cupboard. Bedroom One, the primary bedroom, is a spacious double looking to the rear aspect with an ensuite shower room. Bedroom Two offers views of the front, presenting a spacious double room with a integrated storage cupboard. The family bathroom is fully fitted with presents a handbasin, WC and luxurious bathtub.



The rear garden opens to a paved patio perfect for storage and outdoor furniture, continuing to a grass laid lawn. The garden is bordered by wooden panel fencing.

Details:

Entrance Hall

Kitchen/Diner 8'4"x14'7" (2.54mx4.45m)

Living Room 14'10"x10'6" (4.52mx3.2m)

WC 2'7"x5'3" (0.79mx1.6m)

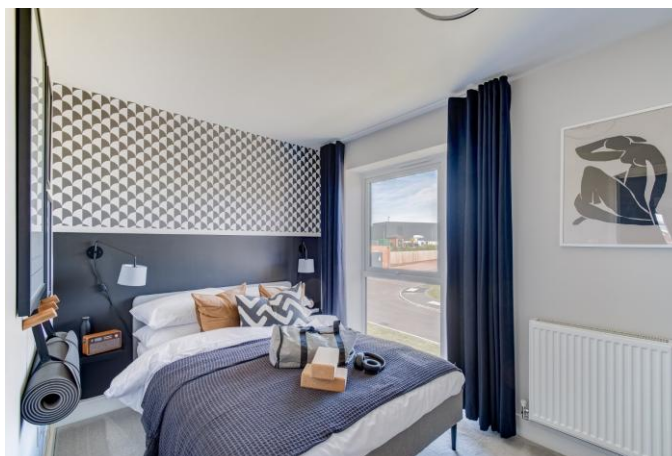
Landing

Bedroom 1 11'10"x11'2" (3.6mx3.4m)

Ensuite 2'11"x7'9" (0.9mx2.36m) Max. dimensions

Bedroom 2 14'10"x7'7" (4.52mx2.3m) Max. dimensions

Bathroom 6'4"x6'4" (1.93mx1.93m) Max. dimensions



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.

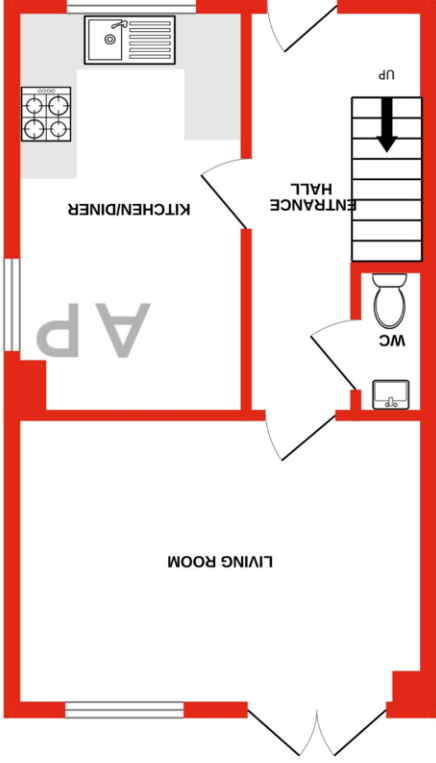
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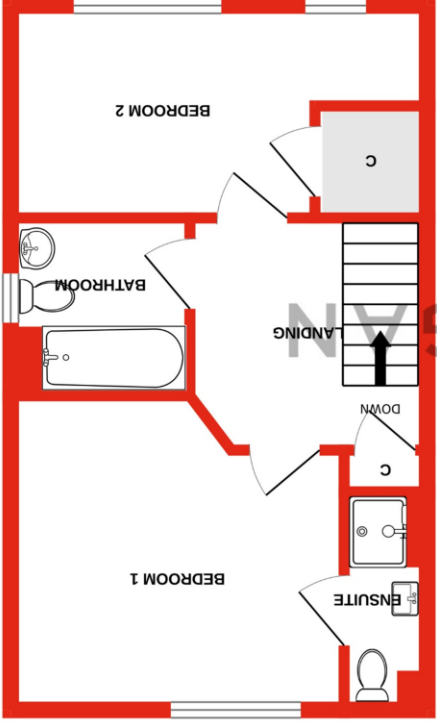
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubere removals.co.uk, to arrange a survey.

GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 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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