

AP MORGAN



The Paris, Longbridge, Birmingham
Guide Price £479,950

Features:

- Four double bedrooms + Office
- Detached house
- Three bathrooms
- Sizeable lounge
- Kitchen/Dining Room with French doors
- Downstairs WC
- EPC - B

Description:

'The Paris'

Part exchange and Assisted Move schemes available. A wonderfully contemporary and stylish family home, boasting four sizeable double bedrooms, three bathrooms, a spacious ground floor, plus allocated parking and a garage.

The property is fronted by a neat front garden with planted beds. A gate provides convenient access to the rear garden. The garage and allocated parking spaces are situated to the rear of the property.

The home opens into a welcoming and open entrance hall, branching to the lounge and kitchen/dining room, with stairs leading to the upper floor plus an understairs guest WC. The lounge enjoys dual aspects, filling the room with natural light and offers a comforting and inviting space for relaxing or entertaining. The kitchen/dining room is a sleek and practical space with considered design choices. The kitchen area provides a double sink with draining board, six-ring gas hob, double electric ovens, and a utility cupboard with space & plumbing for washing appliances. The understairs WC provides a WC and handbasin.

Rising to the first floor, the landing opens to two double bedrooms, one with ensuite; a home office; and a family bathroom. The main Bedroom One, a well-sized and bright space, provides ample room for a double bed and freestanding furniture. From Bedroom One, is a modern ensuite shower room, home to a shower, WC and handbasin. Bedroom Four, is a comfortable double room with a light window. The office offers the ideal space for home working, boasting dual aspects to create a bright and airy atmosphere. Completing this floor, the first of two family bathrooms accommodates a bath, WC and handbasin. A handy airing cupboard maximises utility of the space.



Ascending to the second floor, the landing branches to two further double bedrooms and the second family bathroom. Bedroom Two is a generous double room featuring a dormer window and skylight, and integral storage. Bedroom three is similarly generous also with dormer, skylight, and fitted storage space. The family bathroom to this floor also provides a bathtub, WC, and handbasin.

The property also features a generous garden with lawned and paved areas, gas central heating, and double glazing throughout.

Details:

Entrance Hall

Lounge 9'9"x16'11" (2.97mx5.16m)

Kitchen 8'10"x16'11" (2.7mx5.16m)

WC 3'3"x5'8" (1mx1.73m)

Landing

Bedroom 1 9'4"x13' (2.84mx3.96m)

Ensuite 9'4"x3'7" (2.84mx1.1m)

Bedroom 4 10'1"x9'10" (3.07mx3m) Max. dimensions

Office 6'10"x6'9" (2.08mx2.06m)

Bathroom 6'10"x6'3" (2.08mx1.9m) Max. dimensions

Landing

Bedroom 2 10'1"x16'11" (3.07mx5.16m) Max. dimensions

Bedroom 3 9'8"x16'11" (2.95mx5.16m) Max. dimensions

Bathroom 7'x6'8" (2.13mx2.03m) 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.



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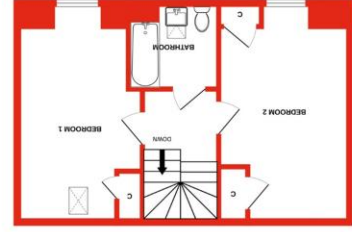
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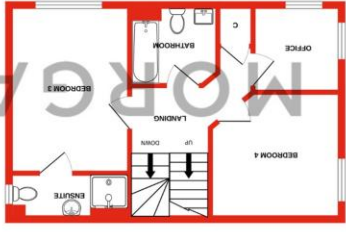
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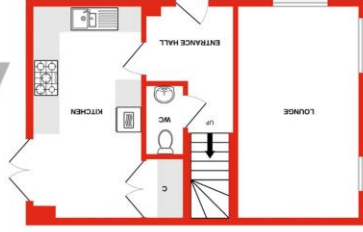
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2ND FLOOR
421 sq ft (39.1 sq m) approx.



1ST FLOOR
419 sq ft (38.9 sq m) approx.



GROUND FLOOR
426 sq ft (39.4 sq m) approx.

TOTAL FLOOR AREA : 1263 sq ft (117.3 sq m) approx.
While 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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