

**AP MORGAN**



**Orchard Drive, Birmingham**  
Offers in the region of £325,000



**Features:**

- Two double bedrooms
- Spacious living room
- Generous kitchen
- Shower room
- Separate WC
- Ample utility room
- Large grass laid garden
- Off-street parking

**Description:**

A very well-presented, two-bedroom, extended semi-detached bungalow, which has been recently renovated throughout with the following additions: a garage conversion to accommodate the kitchen, front porch complete with newly installed composite door, new windows, new radiators, internal doors.

This property enjoys a desirable location in a cul-de-sac in Longbridge, Birmingham. With excellent access to the local amenities, a versatile ground floor layout with a well-fitted kitchen, two double bedrooms and contemporary fittings.

To the front is an ample tarmac driveway, fit for parking multiple vehicles with front access to the property alongside rear access through a side gate.

The ground floor comprises: a welcoming entrance hall leading to the spacious lounge with plenty of space for multiple suites and freestanding furniture, the fitted kitchen offers an integral sink, induction hob, electric oven, microwave and fridge/freezer with space/plumbing for freestanding appliances. Bedrooms One and Two are both large doubles with space for freestanding furniture, both looking to the rear with Bedroom Two giving access to the rear garden through a set of French doors. The shower room presents a washbasin, WC and shower. The ground floor is completed by a WC and a utility which has the potential to be a third bedroom.



To the rear is a paved patio area which gives plenty of room for outdoor furniture while continuing to the ample grass laid lawn which completed a versatile garden bordered by wooden panel fencing.

This property is positioned roughly 0.6 miles from Longbridge providing shopping opportunities and amenities. Longbridge train station also provides direct transport into Birmingham City Centre. The property is also conveniently positioned for travel via road to Birmingham City Centre, the M5 and M42 motorways, and beyond. Well-regarded primary schools, secondary schools, and higher education institutions are also located nearby.

#### **Details:**

##### **Entrance Hall**

**Living Room** 19'8" x 11'1" (6m x 3.38m) Both Max

**Kitchen** 16'1" x 7'10" (4.9m x 2.4m) Both Max

**Bedroom One** 12'5" x 11'1" (3.78m x 3.38m)

**Bedroom Two** 9'3" x 8'11" (2.82m x 2.72m)

**Shower Room** 7'5" x 5'8" (2.26m x 1.73m) Both Max

**Utility Room** 9'10" x 7'9" (3m x 2.36m)

**WC** 6'1" x 2'4" (1.85m x 0.7m)



**EPC Rating:** C

**Council Tax Band:** C (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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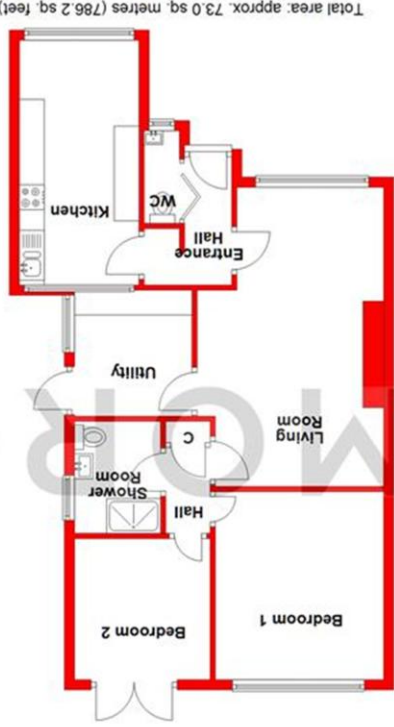
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Ground Floor  
Approx 73.0 sq metres (786.2 sq feet)



Total area: approx. 73.0 sq. metres (786.2 sq. feet)

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