



AP MORGAN

Groveley Lane, Birmingham
Offers in the region of £300,000

Features:

- Three double bedrooms
- Spacious lounge
- Large dining room
- Generous fitted kitchen
- A family bathroom
- Vast, rear, grass-laid garden
- Off street parking
- Well positioned for amenities

Description:

This well presented, three-bedroom, semi-detached house is situated close to Longbridge and presents a spacious lounge, large dining room, generous fitted kitchen, three double bedrooms, a family bathroom, a vast, grass-laid rear garden and off-street parking.

Approaching the property, there is off street parking provided by a gravel-laid drive suitable for parking multiple vehicles, allowing front access to the house and rear access through a side gate.

Entering the property to the hall, there is immediate access to the spacious lounge giving plenty of room for multiple suites and other freestanding furniture with a wood burning fireplace and access to the rear garden through a set of French doors, the large dining room presents a dining table and chairs while being illuminated by a front facing bay window, the fitted kitchen is generously sized presenting ample counter space and an integral sink, dishwasher, washing machine and space/plumbing for a range cooker.

Ascending to the first floor, the landing presents Bedroom One which is a large double looking to the front aspect illuminated by a half bay window, Bedroom Two is similarly a large double looking to the rear aspect. Bedroom Three is the final double of the property also looking to the rear. The family bathroom presents a wash basin, WC and bath/shower.



The rear garden opens to a raised, decked patio with ample room for freestanding outdoor furniture, this continues to a grass-laid lawn spanning a large portion of the garden with a concreted area at the bottom suitable for a shed or fixed outbuilding. The garden is bordered by wooden panel fencing.

Situated roughly 1.2 miles from Longbridge, this house is positioned close to amenities such as shops, supermarkets, bars and restaurants as well as being close to schooling and public transport links. The property is also within easy access to the M42 and M5 motorways.

Details:

Entrance Hall

Lounge 21'5" x 10'10" (6.53m x 3.3m) Both Max

Dining Room 10'10" x 10'10" (3.3m x 3.3m) Both Max

Kitchen 18'3" x 7'7" (5.56m x 2.3m)

Landing

Bedroom One 11'8" x 10'10" (3.56m x 3.3m) Both Max

Bedroom Two 12'10" x 11'8" (3.9m x 3.56m)

Bedroom Three 9'9" x 7'1" (2.97m x 2.16m)

Bathroom 7'6" x 5'11" (2.29m x 1.8m)

EPC Rating: D

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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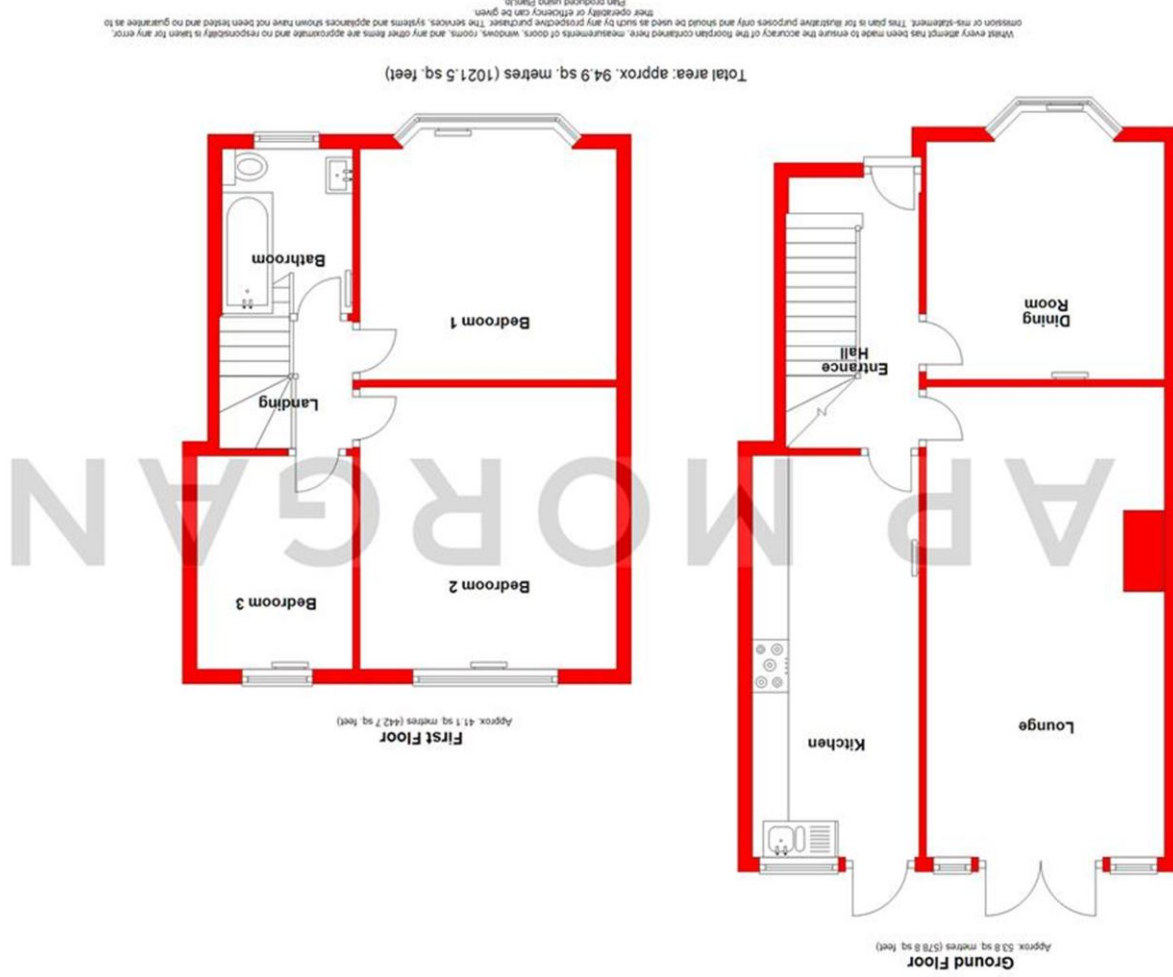
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