



AP MORGAN

Ascot Way, Birmingham
Offers in the region of £325,000

Features:

- Two double & one single bedrooms
- Spacious lounge
- Generous kitchen/diner
- Ground floor WC
- Family bathroom
- Large grass laid garden
- Off-street parking
- Well positioned for amenities

Description:

This beautifully presented, three-bedroom, semi-detached property located in the popular and sought after location of Longbridge, Birmingham and presents a spacious lounge, a generous fitted kitchen/diner, a ground floor WC, Two double & one single bedrooms, family bathroom, large grass laid garden, off-street parking and excellent positioning for amenities.

Approaching the property there is a two-car driveway running alongside the property with an electric vehicle charger, as well as a well-maintained front lawn bordered by a hedge. There is front access to the hall and rear garden access through a side gate.

Moving inside there is a hall with ample space for removing outdoor footwear, with a ground floor WC immediately accessible. The spacious lounge allows for multiple suites and presents an understairs cupboard, a window looking to the front and access to the generous kitchen/diner. The kitchen is fully fitted and contemporary supporting an integral electric double oven, gas hob, double sink with drain, washing machine/dryer, fridge, freezer and dishwasher. The kitchen adjoins a diner area supporting a dining table and chairs with rear garden access permitted through double French doors.

The first floor comprises of Bedroom One, a large double looking to the front aspect with an integral storage cupboard, Bedroom Two is a comfortable double which looks to the rear, Bedroom Three is the single of the property also looking to the rear. The family bathroom is also large presenting a washbasin, WC and bath/shower.



The rear garden is large, opening to a paved patio with a storage area to the side this continues to a grass laid lawn with ample space for outdoor activities. The garden is bordered by wooden panel fencing.

The property benefits from proximity to Longbridge town centre which features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond with Longbridge Train Station being within walking distance. Several well-regarded primary and secondary schools are also located nearby.

Details:

Hall

Lounge 14'3" x 11'8" (4.34m x 3.56m) Both Max

Kitchen/Diner 8'10" x 15' (2.7m x 4.57m)

Ground Floor WC 5'1" x 3' (1.55m x 0.91m) Both Max

Landing

Bedroom One 9'1" x 15' (2.77m x 4.57m) Both Max

Bedroom Two 7'7" x 9'1" (2.3m x 2.77m)

Bedroom Three 7'7" x 5'10" (2.3m x 1.78m)

Bathroom 6'2" x 5' (1.88m x 1.52m)

EPC Rating: B

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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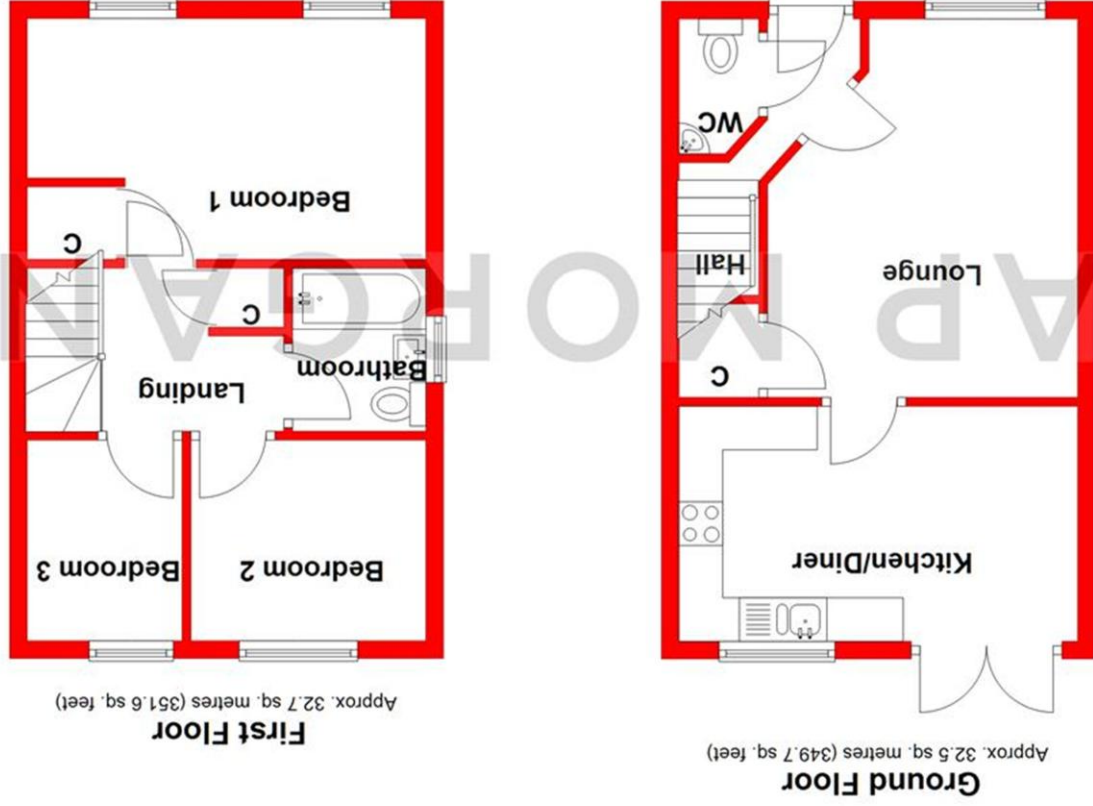
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Total area: approx. 65.2 sq. metres (701.3 sq. feet)

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Plan produced using PlanUp.

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