

AP MORGAN



Eden Close, Birmingham, West Midlands
Offers in the region of £180,000

Features:

- No Upward Chain
- Three Generous Bedrooms
- Private Cul-de-Sac Location
- Spacious Lounge
- Functional Kitchen/Diner
- Modern Shower Room & Separate WC
- Walking distance of Longbridge Train Station
- Close to Longbridge Centre and local amenities

Description:

Charming three-bedroom terraced home in a private Longbridge cul-de-sac, featuring a cozy lounge with a brick fireplace, a functional kitchen/diner, and a modern first-floor bathroom suite. The property benefits from a lovely rear garden with a patio, offering an excellent opportunity for families or commuters seeking easy access to Longbridge amenities and transport links.

This three-bedroom terraced home is tucked away in a private cul-de-sac, set back from the road and accessed via a private path. The front garden is gated with a slabbed pathway leading to the front door and a neat lawn area, offering a pleasant and private welcome.

Step inside through the bright, generous Porch and into the welcoming Entrance Hall. This central area provides immediate access to the Kitchen/Diner and the Lounge.

The spacious Lounge is the perfect relaxing space, featuring a traditional brick fireplace as a cosy focal point. Bright patio doors offer lovely garden views and excellent natural light.

The functional Kitchen/Diner offers ample workspace and a wealth of storage in the wooden-style cabinetry. The area includes a built-in cooker and a dishwasher. A clever space under the stairs, currently used to house a fridge, provides convenient potential pantry space. The area has direct access to the garden and offers a carpeted area perfect for a dining table.

The family Bathroom is fitted with a built-in shower enclosure and a basin with vanity storage. A separate WC is conveniently located adjacent to the bathroom.

Bedroom 1 the primary bedroom is a good size and benefits from built-in wardrobes. bedroom 2 is a double room and offers a convenient storage cupboard and bedroom 3 offers the flexibility of a bedroom, office or playroom.



The property boasts a fantastic rear garden designed for enjoyment and low maintenance. It features a sizable, paved patio area perfect for outdoor dining, entertaining, or sunbathing. A brick retaining wall encloses a neat lawn area, surrounded by mature shrubs and plants, and features a pond, adding character and a haven for wildlife. The garden includes a substantial brick-built Outhouse, which is an excellent addition, providing superb storage for tools, bikes, or garden furniture.

Eden Close is a private residential area known for its peaceful, close-knit community feel. Longbridge has undergone significant regeneration, offering residents a fantastic range of amenities, including the Longbridge Retail Park with shops, a large supermarket, and eateries. It benefits from excellent transport links, including Longbridge train station for easy commuting into Birmingham City Centre, making it an ideal location for families and commuters alike.

Details:

Porch

Entrance Hall

Kitchen/Diner 5.66 x 3.62 Max

Lounge 5.66 x 3.21

Landing

WC

Bathroom

Bedroom 1 4.92 x 3.20

Bedroom 2 3.90 x 2.67

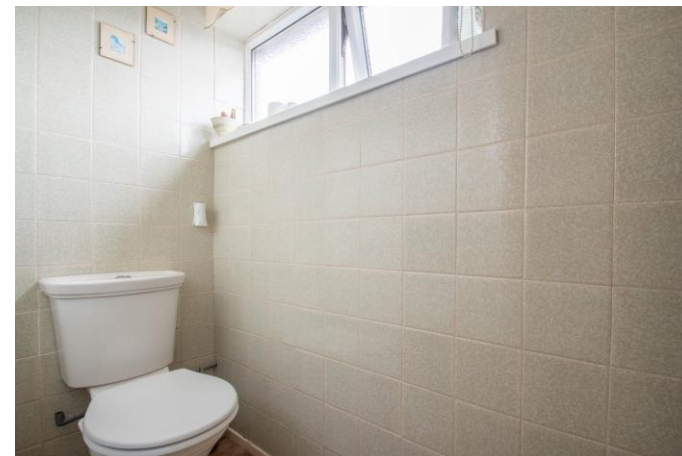
Bedroom 3 2.69 x 2.30

EPC Rating: To be confirmed

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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Property to sell?

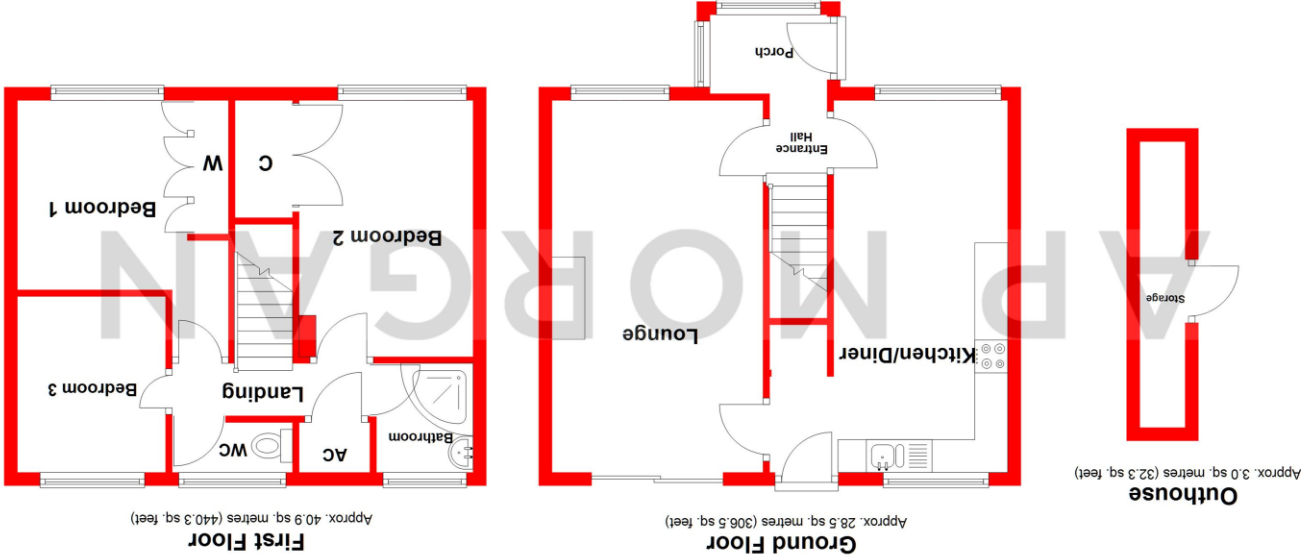
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Plan produced using PlanUp.

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