

**AP MORGAN**



**Kingswood Road, Longbridge, Birmingham**  
Asking Price £220,000

**Features:**

- Spacious semi-detached house
- Two double bedrooms
- Lounge with bay window
- Conservatory with bi-folding doors
- Good sized kitchen
- Large rear garden
- Multi-car driveway
- EPC- TBC

**Description:**

A spacious end-terrace family home boasting two bedrooms. This property is situated in a highly sought after location near Longbridge Town Centre and the train station.

To the front of the property is a driveway providing off-road parking space, along with a shared walkway leading to the rear gate for access into the garden.

The ground floor accommodation comprises: Entrance porch and hallway with stairs rising to the first-floor landing, lounge with a bay window and understairs cupboard, good sized kitchen benefitting from integrated appliances including dishwasher, hob and oven as well as having space for a freestanding fridge/freezer and finally a large conservatory/dining room with bi-folding doors at the rear overlooking the garden. The cupboard under the stairs also has plumbing and space for a tumble dryer and washing machine as well as housing the properties boiler.

The first-floor landing establishes: bedroom one with fitted wardrobes, double bedroom two with space for wardrobes and a view to the rear garden, and the family bathroom providing a bath with electric shower, sink and WC.

Outside to the rear is an extensive garden with a block paved patio, raised decking area and a lawn with pathway running down the centre leading to a further patio with brick built shed currently being used as a home gym.

The property further benefits from double glazed windows and gas central heating throughout.

Well positioned in a popular Longbridge location, the property is nearby to well-regarded local schools, an assortment of amenities including shops and bars, as well as excellent transport links via local bus routes, Longbridge train station, the M42 and M5.



**Details:**

**Lounge** 13'10" x 11'11" (4.22m x 3.63m)

**Kitchen** 15' x 6'9" (4.57m x 2.06m)

**Conservatory/Dining Room** 12'9" x 12'2" (3.89m x 3.7m)

**Bedroom One** 11'11" x 10'9" (3.63m x 3.28m)

**Bedroom Two** 9'11" x 7'10" (3.02m x 2.4m)

**Bathroom** 6'10" x 6'8" (2.08m x 2.03m)

**Hallway**

**Landing**

**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.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

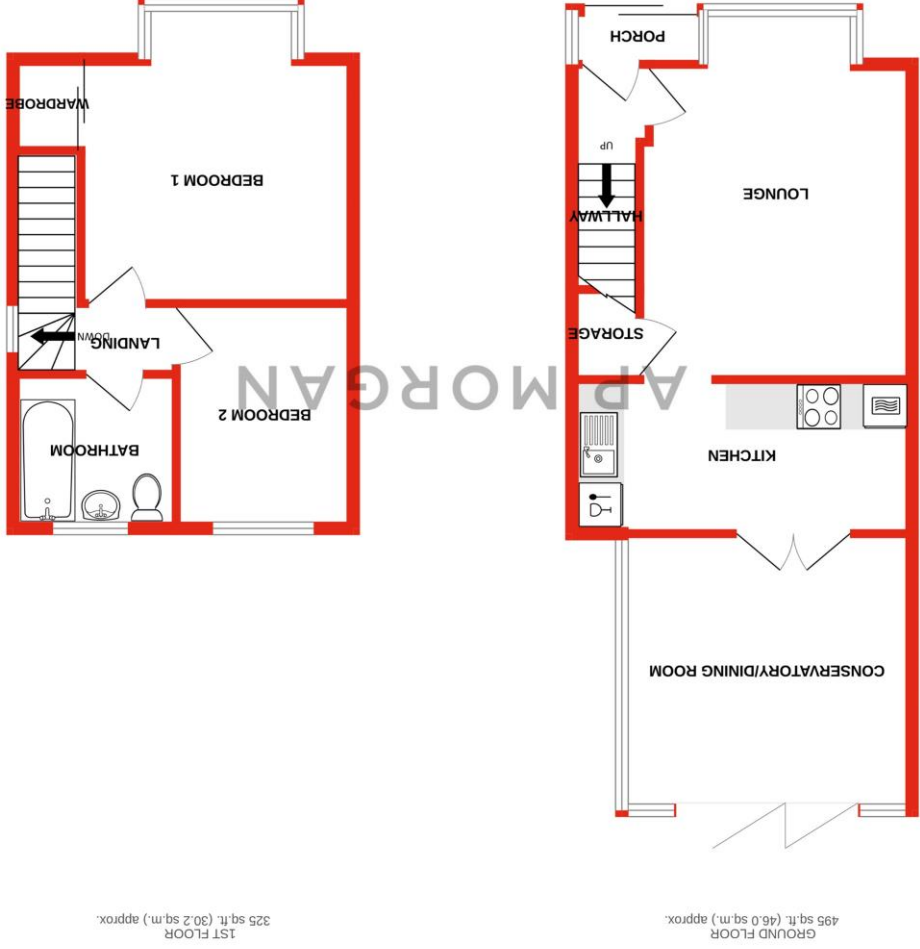
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Need a removal company and storage?

A professional removal company takes the stress out of moving, knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.