

AP MORGAN

Westworks, Longbridge, Birmingham
Asking Price £445,000

Features:

- Three to Four Bedrooms
- Three bathrooms
- Sizeable kitchen/dining room
- Spacious lounge with stunning terrace
- Study or fourth bedroom to ground floor
- Generous secure garage
- Photovoltaic solar panels

Description:

A beautiful three-to-four-bedroom, semi-detached home arranged across three well-balanced floors, with integrated garage, delightful terrace from the living room, and well-connected location within close proximity to the breathtaking Lickey Hills Country Park.

An open porch leads to the front door, entering into a hall. Doors open to the downstairs shower room, utility, Bedroom Four, and the integral garage. The shower room is contemporary AND stylish with a WC, pedestal basin, and shower. The utility is home to a fitted countertop with plumbing and undercounter space for washing appliances, and French door to the rear garden. Bedroom Four, alternatively used as a study or home office, is a comfortable and bright, double-sized room with French doors opening to the garden. The integrated garage completes the ground floor, with space for a single vehicle plus plenty of storage.

Ascending to the first floor, the central landing radiates into the kitchen/dining room, WC, and living room. The substantial open-plan kitchen/dining room spans the rear of the property, accommodating ample counter and cabinet space, a six-ring gas hob with extractor, double electric convection oven, and sink with draining board, plus a sizeable dining area for a large family dining table and chairs. A Juliet balcony looks out over the rear garden. To the front of the home is an expansive living room, ideal for both relaxing and entertaining, with a delightful terrace over the front of the property. A handy WC completes this floor.

Rising to the second floor, also with a central landing, accommodates three bedrooms (two double rooms), an ensuite to Bedroom One, and a family bathroom. Bedroom One, the main double room, is wonderfully bright and spacious with an ensuite shower room providing a pedestal basin, WC, and shower. Bedroom Two, the second double bedroom, is a generous space with an optional integrated wardrobe. Bedroom Three is a well-sized single room, also with optional fitted storage. The family bathroom hosts a bathtub, WC and pedestal basin.



The local area offers convenient access to train stations, both Longbridge and Rubery town centres, each boasting a wide selection of shops, cafés, and restaurants. The area is also home to several highly regarded schools, making it a great choice for families. For those who love the outdoors, Lickey Hills Country Park and Cofton Park are just a short distance away - perfect for weekend adventures and scenic walks.

Details:

Porch

Hall

Shower Room 3'7"x8'8" (1.1mx2.64m) Max. dimensions

Utility 6'5"x10'3" (1.96mx3.12m)

Bedroom 4/Study 10'9"x10'3" (3.28mx3.12m)

Garage 9'11"x19'9" (3.02mx6.02m) Max. dimensions

Landing

Kitchen/Dining Room 17'5"x10'2" (5.3mx3.1m)

Living Room 17'5"x10'9" (5.3mx3.28m)

WC 6'1"x6'10" (1.85mx2.08m) Max. dimensions

Landing

Bedroom 1 12'6"x10'2" (3.8mx3.1m) Max. dimensions

Ensuite 4'7"x6'10" (1.4mx2.08m) Max. dimensions

Bedroom 2 9'4"x10'9" (2.84mx3.28m)

Bedroom 3 7'8"x10'9" (2.34mx3.28m)

Bathroom 5'7"x6'9" (1.7mx2.06m)

EPC Rating: To be confirmed

Council Tax Band: (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

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.

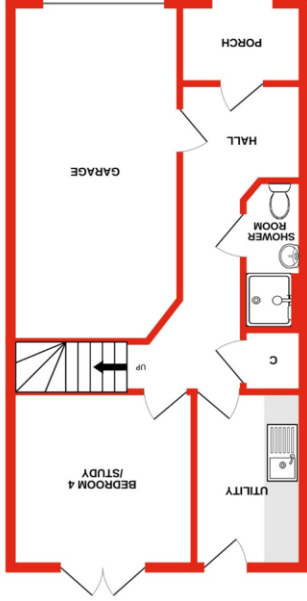
Need a solicitor?

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.

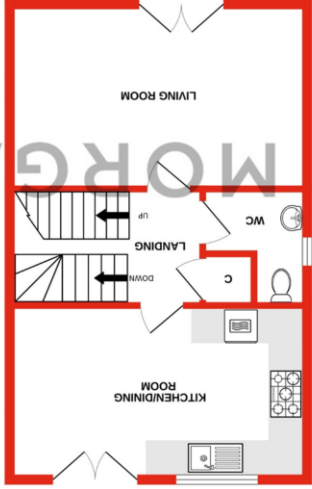
Need a removal company and storage?

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, to arrange a survey.

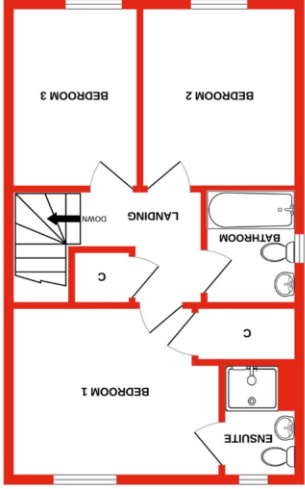
GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
488 sq.ft. (44.9 sq.m.) approx.



2ND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

AP MORGAN

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 carpet, 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.