

**AP MORGAN**



**FOR SALE**  
**AP MORGAN**  
0121 827 6827  
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**Mill Brook Drive, Birmingham**  
Offers in the Region Of £228,000



**Features:**

- Three Bedroom House
- Driveway and Garage Providing Off Road Parking
- Well Positioned for Access to Local Amenities
- Generously Proportioned Bedrooms
- Spacious Living Accommodation
- Modern Kitchen-Diner
- South Facing Rear Garden
- EPC - C

**Description:**

This spacious three bedroom property provides well-connected accommodation close to Longbridge Train Station and Town Centre, offered with off-road parking, a modern kitchen and conservatory.

In brief, the property comprises of an entrance hallway with stairs rising to first floor landing, spacious lounge, kitchen/diner with access to built-in understairs storage and modern kitchen installation with gas cooker. Patio doors open from the dining space to the conservatory, currently used as a home office. Double doors open from the conservatory to the garden. The first floor consists of a master bedroom, second bedroom, third bedroom, family bathroom, and airing cupboard.

To the front of the property is a shared driveway with an allocated space for one car, a detached garage with up-and-over door and garage defender security lock, and a pathway leading to the property past cultivated shrubbery. To the rear of the property is a secluded south-facing garden, sheltered by trees.

The property benefits from proximity to nearby shops and amenities. Longbridge train station is accessible via a pedestrian-only section of road and provides direct trains into Birmingham City Centre. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.





**Details:**

**Lounge**

14' 11" x 11' 7" (4.54m x 3.52m)

**Kitchen/Diner**

10' 2" x 14' 11" (3.09m x 4.54m)

**Bedroom 1**

14' 1" x 8' 8" (4.29m x 2.64m)

**Bedroom 2**

11' 3" x 8' 0" (3.44m x 2.45m) MAX

**Bedroom 3**

8' 5" x 6' 5" (2.56m x 1.96m)

**Bathroom**

5' 9" x 6' 6" (1.74m x 1.97m)

**Conservatory**

10' 6" x 6' 4" (3.19m x 1.93m)

**Garage**

16' 7" x 8' 4" (5.05m x 2.53m)

**EPC Rating:** C

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
0121 827 6827.



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Need a mortgage?

We recommend Morgan Financial Solutions. 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 01527 406956, or visit their website for more information: [www.morgants.co.uk](http://www.morgants.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.

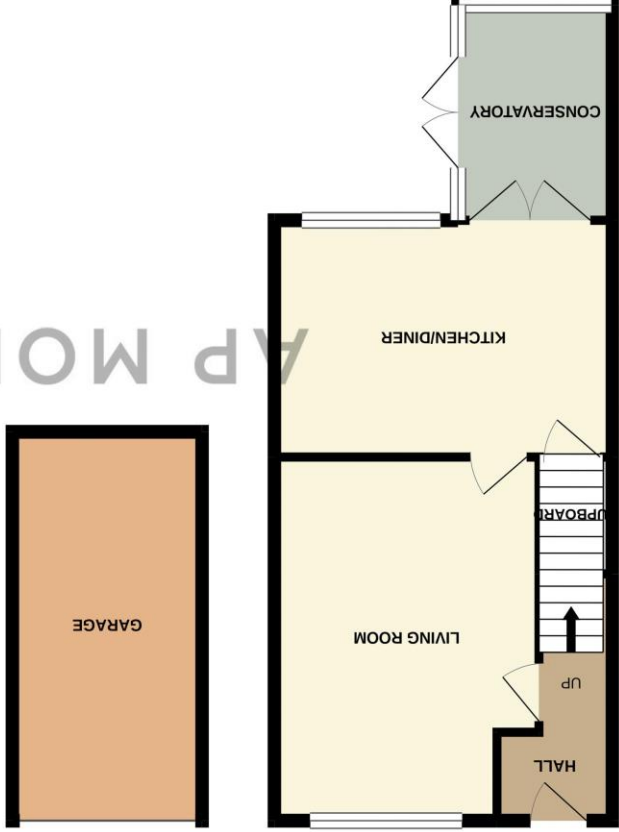
Need a solicitor?

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.

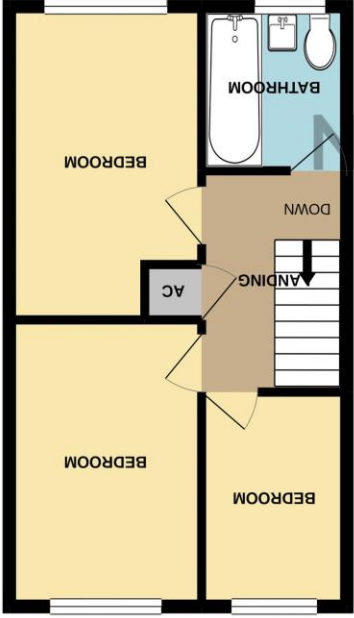
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GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 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 approximate 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.  
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