

AP MORGAN



The Roundabout, Longbridge
£205,000

Features:

- Three Bedroom Property
- Recently Renovated Throughout To A High Standard
- Modern Kitchen Installed in 2020 With Integrated Appliances and Quartz Worksurfaces
- Good-Sized Bedrooms With Built-In Storage
- Inviting, Spacious Lounge With Solid Wood Flooring
- Rear Garden With Patio, Decking, And Lawn
- Well Positioned In A Residential Cul-De-Sac Close To Local Amenities
- EPC: TBC

Description:

This three bedroom property has been recently renovated to a high standard throughout, providing spacious, modern family accommodation in a quiet, residential cul-de-sac in a desirable, well-connected area of Longbridge, Birmingham.

In brief, the property briefly comprises of the following: Entrance hallway with stairs rising to the first floor landing, spacious lounge with glazed double doors opening to the rear garden, and a large, modern kitchen/diner fitted in 2020, benefitting from quartz worksurfaces and integrated appliances, and access to a pantry under the stairs and a door opening to the rear garden. Following the stairs from the hallway to the first floor landing, the first floor comprises of a large master bedroom with built in storage, a double bedroom with access to a built-in cupboard, a further third bedroom, modern bathroom, and separate WC.

To the front of the property is a well-maintained front garden mostly laid to lawn with mature shrubbery and a footpath leading to the front door. To the rear of the property is a garden featuring a paved patio area, raised decking, with the rest laid to lawn with raised flowerbeds to the border. The rear garden can be accessed without passing through the property itself via a rear gate accessible only via a private gated alleyway.

The property is located in a quiet, residential cul-de-sac estate, benefitting from proximity to local shops and amenities in Longbridge Town Centre, including Longbridge Train Station. Northfield Town Centre also provides additional shopping opportunities slightly further away. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond.



Details:

Lounge

18' 10" x 9' 10" (5.75m x 3m)

Kitchen/Diner

18' 10" x 11' 11" (5.75m x 3.64m)

Bedroom 1

13' 1" x 9' 0" (4m x 2.75m) MAX

Bedroom 2

9' 10" x 9' 10" (3m x 3m)

Bedroom 3

9' 0" x 7' 5" (2.75m x 2.25m)

Bathroom

5' 5" x 6' 0" (1.65m x 1.83m)

WC

2' 6" x 5' 0" (0.76m x 1.52m)

EPC Rating:

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?

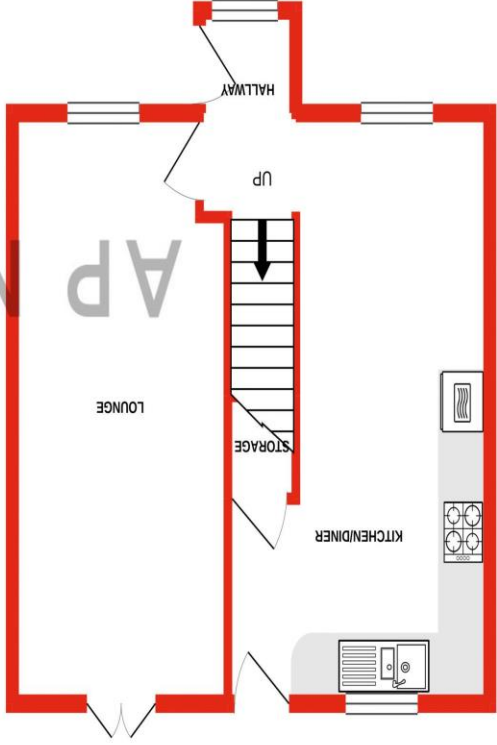
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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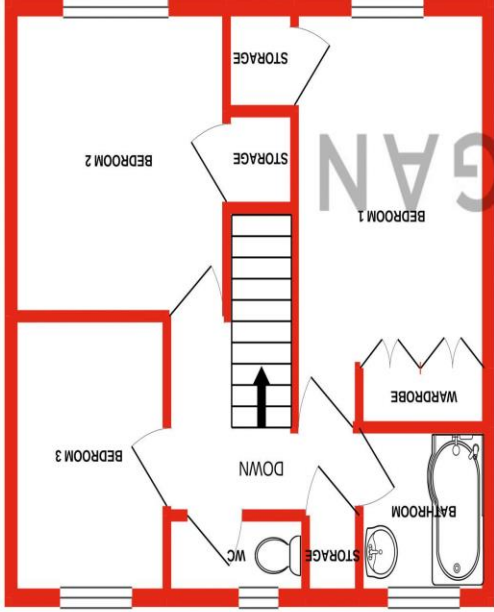
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Need a removal company and storage?

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
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.

TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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