



## 18 Longmeadow Crescent, Birmingham, B34 7NE

**£250,000**

This three bedroom terraced home situated on a popular road in Shard end briefly comprises porch, hallway, lounge, kitchen/diner, conservatory, downstairs w/c, utility area, three good size bedrooms and bathroom to the first floor. There is an enclosed rear garden and a driveway to the front. This property is an ideal family home. Call NOW to view !



## Approach

Via driveway to front.



## Porch

Double glazed door to front, double glazed windows to front and side and wall light point.

## Hallway

Stairs to first floor accommodation, under stairs storage, cupboard housing meters, radiator and ceiling light point.



## Lounge

11'5 x 12'10 (3.48m x 3.91m)

Double glazed boiler window to front electric fire point, radiator and ceiling light point.



## Kitchen

17'8 x 9'7 (5.38m x 2.92m)

Double glazed window to rear, double glazed French doors to rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, gas hob and cooker with extractor over, radiator and ceiling light point.



## Utility/W/C

Space for white goods, low level W/C, hand wash basin and wall light point.

## Conservatory

Double glazed French doors and windows to rear and 2 wall light points.



## Side Entry

Double glazed door to front and ceiling light point.

## Landing

Loft access airing cupboard and ceiling light point.



## Bedroom One

14'6 x 10'4 (4.42m x 3.15m)

Two double glazed windows to front, built in storage, built in wardrobe, radiator and ceiling light point.



## Bedroom Two

11'4 x 11'4 (3.45m x 3.45m)

Double glazed window to rear, radiator and ceiling light point.



## Bedroom Three

6'10 x 12 (2.08m x 3.66m)

Double glazed window to front, built in storage, radiator and ceiling light point.



## Bathroom

Two double glazed windows to rear, P shaped bath with shower over, low level w/c, hand wash basin in vanity, heated towel rail and ceiling light point.



## Rear Garden

Paved patio area, mainly laid to lawn, brick built storage and enclosed to neighbouring boundaries.



## Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

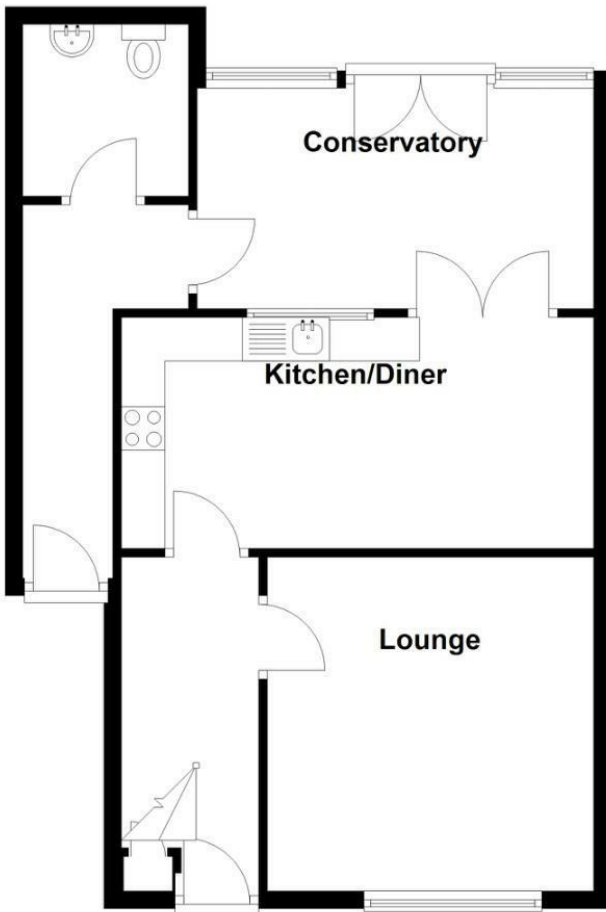
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - D

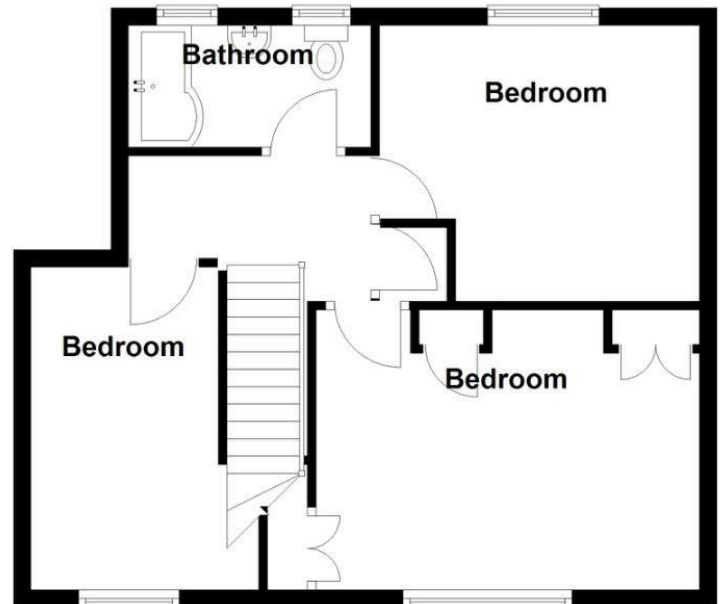
## Ground Floor

Approx. 58.1 sq. metres (625.3 sq. feet)



## First Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 105.0 sq. metres (1130.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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