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**300 Longbridge Lane  
Longbridge  
Birmingham  
B31 4TS**

**Offers Over £240,000**

**Semi-Detached  
Three Bedrooms  
Lounge/Diner  
Kitchen  
Veranda  
Downstairs Cloakroom  
Double Glazing & Central Heating  
Driveway and Garage  
Front & Rear Gardens  
No Chain - FREEHOLD**

## Three Bedroom Semi-Detached home located in a popular residential area close to all Amenities and Transport Links.

The accommodation briefly comprises, Hallway, Spacious Lounge-Diner, Kitchen, Veranda, Downstairs Cloakroom, Three Bedrooms, Shower Room, Double Glazing & Central Heating, Front & Rear Gardens, Fore garden/Driveway, Garage at rear. FREEHOLD.

\*\*\*\*\*VIEWING BY APPOINTMENT ONLY\*\*\*\*\*



Approached via a slabbed Driveway with Lawned fore garden leading to Double Glazed Porch entrance Double Glazed door leading into hallway.

**HALLWAY**  
12'0" x 3'0" min 6'0" max  
3.65m x 0.91m min 1.82m max  
Hallway with Gas Central Heating Radiator, Stairs to First Floor, Doors to.

**CLOAKROOM**  
2'04" x 4'09" 0.71m x 1.44m  
Double Glazed window to side elevation, W.C.

**LOUNGE/DINER**  
23'11" x 9'04" min 12'05" max  
7.28m x 2.84m min 3.78m max  
Two Double Glazed Windows to front and rear elevation. Wooden Fireplace with Gas Fire and Marble Hearth. Two Gas Central Heating Radiators. Serving hatch to kitchen.

**KITCHEN**  
19'08" x 6'08" min 9'01" max  
5.99m x 2.03m min 2.76m max  
Fitted Base wall and drawer units, Stainless Steel Sink Unit with taps, Free Standing Cooker, Tiled Splash Backs, space for fridge, freezer and washing machine. Double Glazed Windows to side and rear aspect. Sliding Door into Veranda.

**VERANDAH**  
12'01" x 7'03" 3.68m x 2.20m  
Double Glazed window and door to rear elevation, Gas Central Heating radiator, lighting and power.

**BEDROOM ONE**  
12'03" x 12'04" max 9'10" min (to fitted wardrobes).  
3.73m x 3.75m max 2.99m min (to fitted wardrobes).  
Fitted wardrobes, Double Glazed Window to front elevation, Gas Central Heating Radiator, Central Light Point.

**BEDROOM TWO**  
11'04" x 11'11" max 10'01" min (to fitted wardrobes).

Fitted wardrobes, Double Glazed Window to rear elevation, Gas Central Heating Radiator, Central Light Point.

**BEDROOM THREE**  
8'04" x 6'01" 2.54m x 1.95m  
Double Glazed Window to front Elevation, Gas Central Heating Radiator, Centre light point.

**SHOWER ROOM**  
7'11" x 6'05" 2.41m x 1.77m  
Double Glazed window to side elevation, Shower unit with shower. Vanity Unit with basin and taps. Cupboard Housing Combi Boiler. Central light point.

**GARAGE**  
17'10" x 8'04" 5.43m x 2.61m  
Side Driveway leads to Garage at rear with metal up & over door light & power.

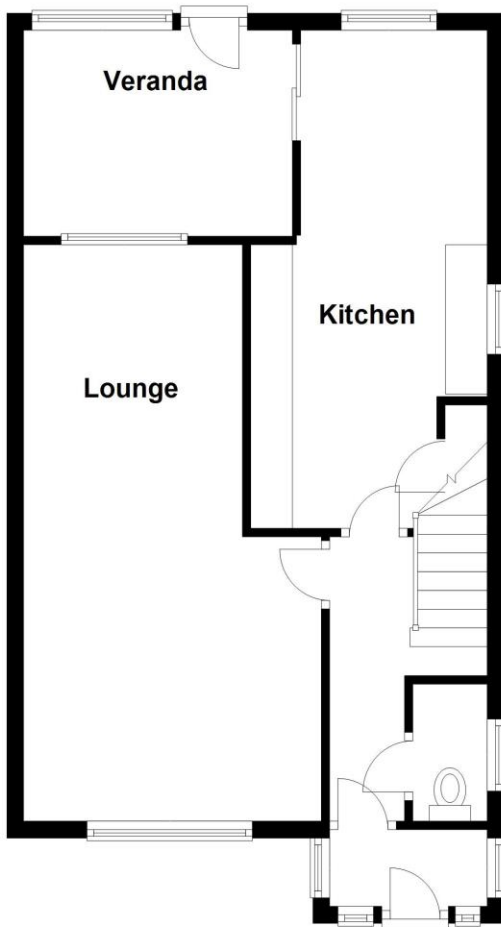
**EPC RATING – C**  
**COUNCIL TAX BAND – C**

**FREEHOLD.**

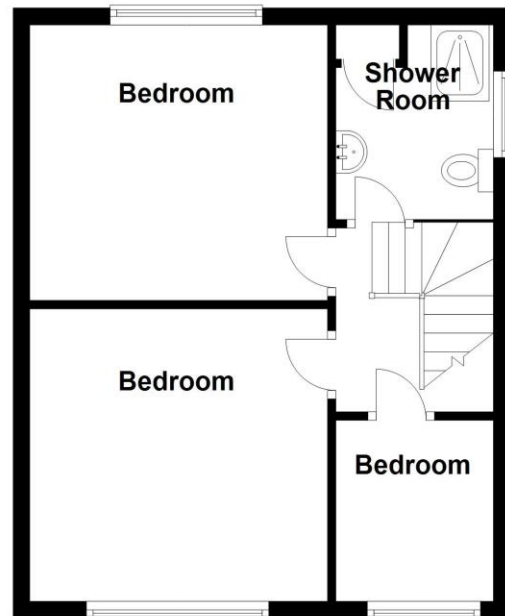
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## Ground Floor



## First Floor



Total area: approx. 91.2 sq. metres (982.1 sq. feet)

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