



**Longmeadow Crescent, Shard End Birmingham B34 7LB**



**welcome to**

**Longmeadow Crescent, Shard End Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* IMMACULATE CONDITION \*\*\* NO CHAIN \*\*\* TWO DOUBLE BEDROOMS \*\*\* BRAND NEW KITCHEN \*\*\* UTILITY ROOM \*\*\* CONSERVATORY \*\*\* LOUNGE DINER \*\*\* DRIVEWAY \*\*\* REAR GARDEN \*\*\* FAMILY BATHROOM \*\*\* PERFECT FIRST TIME BUY \*\*\* CALL SHIPWAYS TO VIEW \*\*\*



### Driveway To Front Entrance Hall

Radiator, meter cupboard

### Lounge

13' x 11' (3.96m x 3.35m)

Double glazed window to front, spotlights and radiator.

### Dining Room

9' x 8' (2.74m x 2.44m)

Double glazed sliding door to conservator, one radiator and spotlights.

### Kitchen

8' 1" x 9' 1" (2.46m x 2.77m)

Wall and base units, spotlights, one and half bowl sink and drainer, built in cooker hob, space for washing machine, roll top worksurfaces, double glazed window to rear and door to side access,

### Utility

11' x 4' 1" (3.35m x 1.24m)

Double glazing to rear and side, base units, ceiling light point and space for appliances.

### Landing

Spotlights, storage cupboard and loft access.

### Bedroom One

9' 1" x 14' (2.77m x 4.27m)

Double glazing to front, storage cupboard, ceiling light point and radiator.

### Bedroom Two

11' x 11' (3.35m x 3.35m)

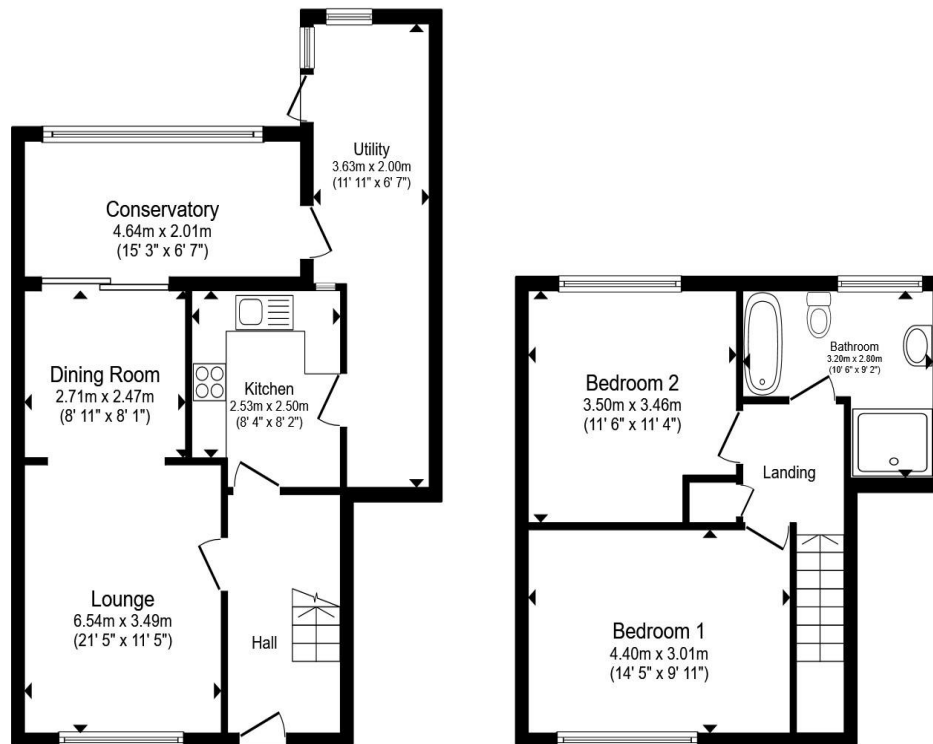
Double glazing to rear, ceiling light point and radiator.

### Bathroom

Two double glazed windows to the rear, low level w.c., towel rail radiator, pedestal sink, separate bath, shower cubicle and spotlights.

### Rear Garden

Patio, lawn, two sheds and fencing.



**Ground Floor**

**First Floor**

Total floor area 96.3 m<sup>2</sup> (1,036 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## **Longmeadow Crescent, Shard End Birmingham**

- MID TERRACE
- TWO BEDROOMS
- LOUNGE DINER
- KITCHEN
- CONSERVATORY

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £240,000



Please note the marker reflects the  
postcode not the actual property

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