



Longmeadow Crescent, Birmingham



Property Description

Burchell Edwards are delighted to offer this well presented two-bedroom mid-terrace home, situated in a fantastic location in the Shard End area of Birmingham (B34).

This is a superb opportunity for first time buyers, couples or growing families alike, as this will be sold with NO UPWARD CHAIN and could even make an ideal investment.

There is plenty of space throughout, briefly comprising an entrance hall, through-lounge diner, fitted kitchen with integrated appliances where specified, a side entry, two double bedrooms and a family bathroom.

Upon arrival you will discover off-road parking by-way-of a driveway, creating ample space for multiple vehicles and to the side entry access will lead you to the enclosed rear garden, mainly laid to lawn with a patio area that will allow an enjoyable retreat, especially in the warmer months. The garden has been well-maintained and has fenced borders that make this space private.

Located amongst many amenities including local shops, eateries and public transport links, providing easy access into destinations such as Birmingham City Centre and Birmingham Airport, as well as connections to the M6/M42 motorways. This area in particular has great school catchments and is just a 3/4-minute walk from Longmeadow Park and Playground.

With the additional benefits of gas central heating and double glazing throughout, we would recommend an early viewing to be essential as we anticipate high levels of interest.

Entrance Hallway

Cupboard housing meters, central heating radiator, carpet and stairs to first floor accommodation.

Through Lounge

21' 5" not into bay x 11' 6" max into chimney/ door recess (6.53m not into bay x 3.51m max into chimney/ door recess)

Double glazed patio doors and window to rear elevation, double glazed bay window to front elevation, two central heating radiators and carpet.

Kitchen

9' 9" MAX x 8' 3" (2.97m MAX x 2.51m)

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, induction hob with extractor hood, integrated dishwasher, space and plumbing for washing machine, laminate flooring and tiling to splash prone areas.

Landing

Loft access, carpet, storage cupboard and central heating boiler.

Bedroom One

9' 10" x 14' 4" max into chimney recess (3.00m x 4.37m max into chimney recess)

Double glazed window to front elevation, central heating radiator, carpet and built in wardrobes.

Bedroom Two

11' 4" max into recess x 11' 6" max into alcove (3.45m max into recess x 3.51m max into alcove)

Double glazed window to rear elevation, central heating radiator, spotlights and built in storage cupboard.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, tiled flooring, tiling to splash prone areas and spotlights.

Front Garden

Driveway providing off road parking, pathway and shared side entry.

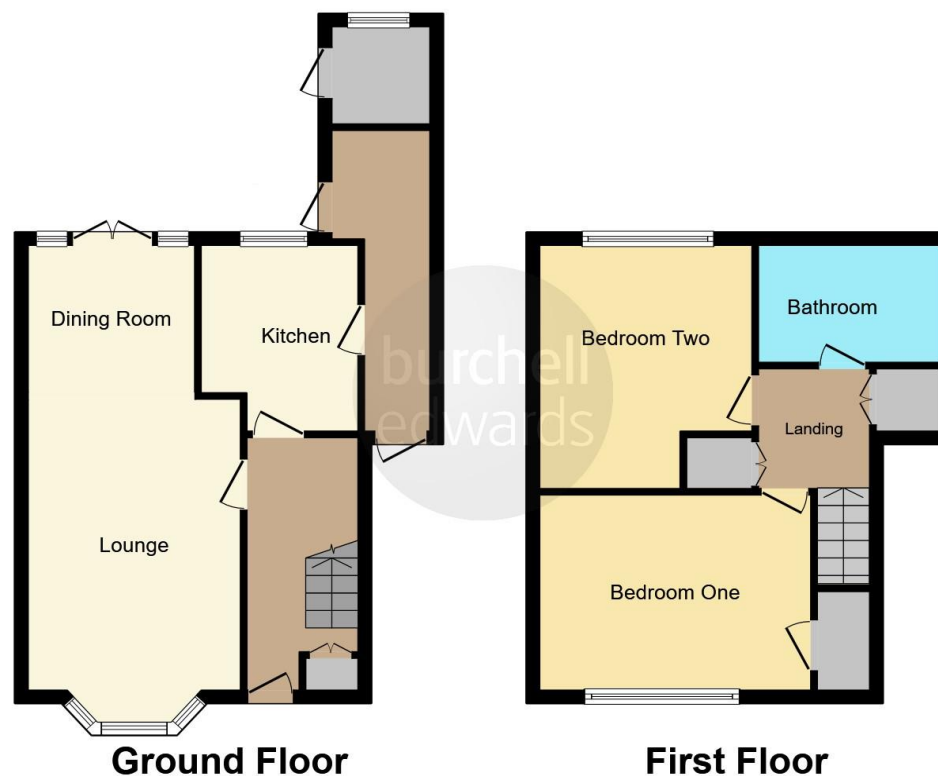
Rear Garden

Lawned area, patio area, outside tap, brick built storage shed and fencing to all boundaries.









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.focalagent.com

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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