



Longley Crescent, Birmingham

**burchell**  
edwards



## Property Description

FIRST TIME BUY! This TWO bedroom semi detached is in a great location for transport routes and shops! On the boarder of SOLIHULL and very high in demand on the RENTAL FRONT this would make a great BUY TO LET! CALL NOW AS THIS IS PRICED TO SELL!

## Approach

Fore garden with plants and shrubs to borders.

## Entrance Porch

Double glazed door to front elevation, double glazed windows to side elevations and vinyl flooring.

## Entrance Hallway

Single glazed obscure door to front elevation, under stairs storage cupboard, stairs leading to first floor accomodation and doors off to:

## Lounge

12' 10" x 12' 1" ( 3.91m x 3.68m )

Double glazed sliding doors to rear elevation, wood effect laminate flooring and central heating radiator.

## Kitchen/ Diner

7' 7" x 18' 6" ( 2.31m x 5.64m )

Double glazed sliding doors to rear elevation, double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, vinyl flooring, space and connections for electric cooker, space and connections for washing machine, tiling to splash prone areas and central heating radiator.

## Rear Garden

Paved patio, laid lawn, outhouse for storage and fencing to all boundaries.

## Landing

Double glazed window to front elevation, storage cupboard, central heating radiator, and doors off to:

## W.C

Obscure double glazed window to front elevation, low level flush W.C and wood effect vinyl flooring.

## Bedroom One

12' 5" x 10' 3" plus recess and into wardrobes ( 3.78m x 3.12m plus recess and into wardrobes )  
Double glazed window to rear elevation, central heating radiator and built in wardrobes.

## Bedroom Two

8' 3" x 12' 4" plus wardrobes ( 2.51m x 3.76m plus wardrobes )  
Double glazed window to rear elevation, wall mounted electric heater and built in wardrobes.

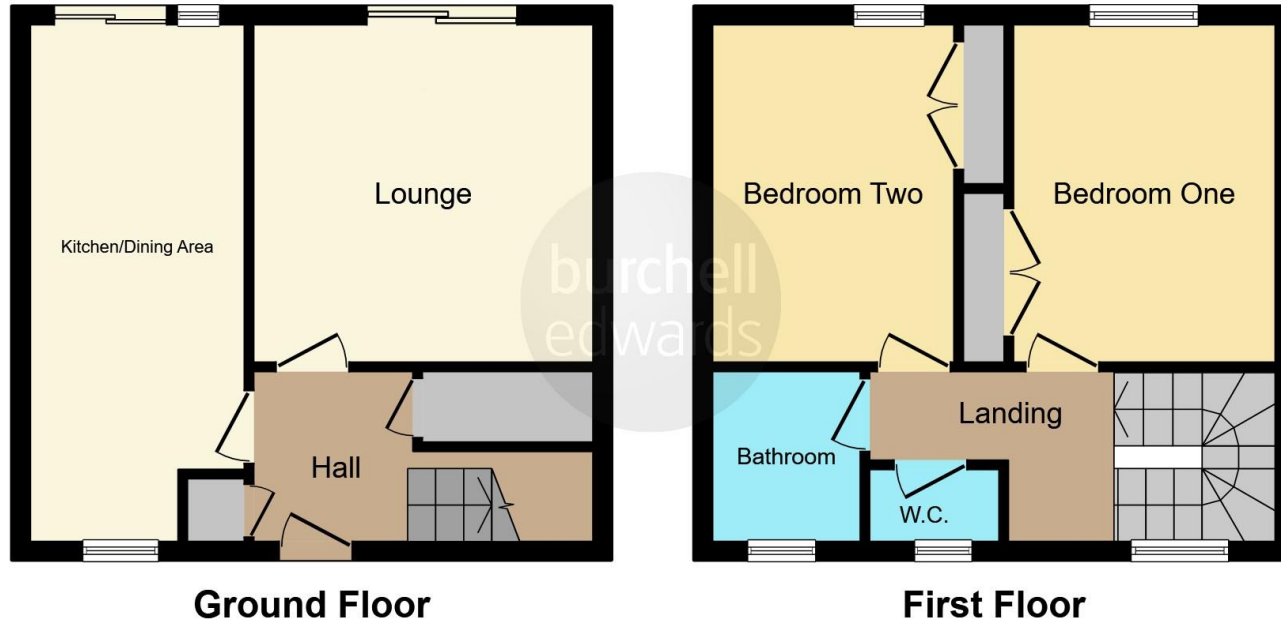
## Bathroom

4' 8" x 5' 10" ( 1.42m x 1.78m )  
Double glazed window to front elevation, panelled bath with shower over, wash hand basin, vinyl effect flooring, central heating radiator and tiling to splash prone areas.









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](http://www.focalagent.com)

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EPC Rating: C

Tenure: Freehold

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