



## Longleat Avenue

Birmingham, B15 2DF

Offers In The Region Of £395,000



- Modern Townhouse within Birmingham City Centre
- Secure Allocated Parking and Low Maintenance Rear Garden
- Open-Plan Kitchen Living Accommodation
- No Upward Chain
- Three Double Bedrooms
- Convenient Access to both Five Ways and Grand Central Station
- Freehold
- EPC Rating - C

# Longleat Avenue

Birmingham, B15 2DF

## Offers In The Region Of £395,000



An immaculately presented three bedroom modern townhouse situated in Birmingham City Centre within the popular Park Central development. Ideally positioned for its access to a huge array of local amenities this three-story home provides modern open-plan living, a low maintenance rear garden and a secure allocated parking space. Being Sold with No Upward Chain.

The property is freehold with gas central heating and double glazing throughout. As you enter the gated access and through the composite entrance door you come into a spacious and welcoming hallway area that provides ample storage space including plumbing for a washing machine, staircase to the upper accommodation and access to a partly tiled WC.

Throughout the remainder of the ground floor is a spacious L shape open-plan living element, combining ample living and dining space across the rear of the property with patio doors out to the rear garden, and a modern fitted kitchen towards the front of the property comprising wall and base level units with complimentary work surfaces. Integrated kitchen appliances include oven and gas hob with extractor, with an integrated fridge freezer, dishwasher and wine cooler also included.

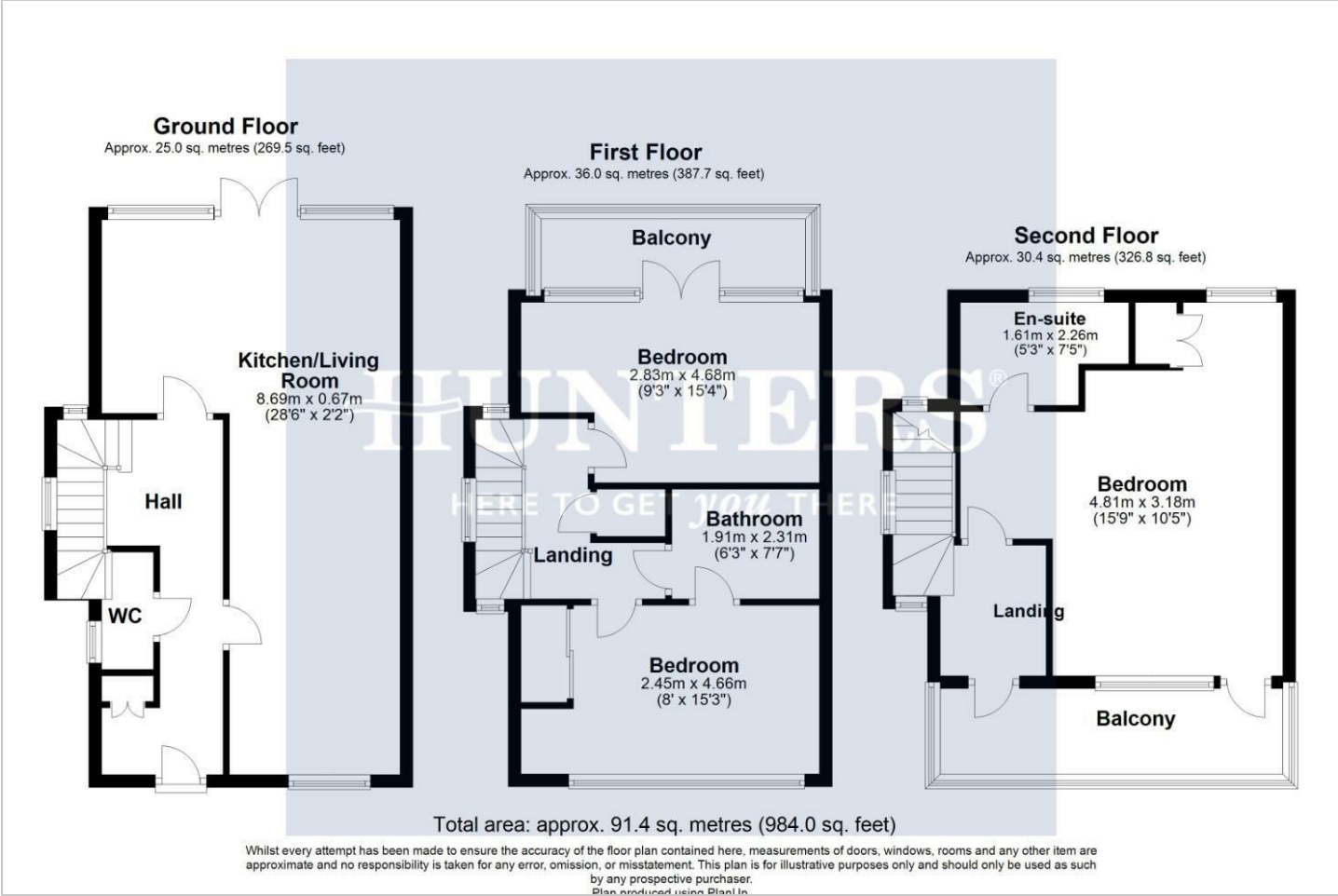
Upstairs spread across two floors is well proportioned bedroom accommodation which includes two good sized double bedrooms to the first floor. One overlooks the front with built-in wardrobes and provides access to the Jack & Jill bathroom, and the bedroom to the rear includes a walk-out balcony overlooking the development. The Jack and Jill bathroom is partly tiled and comprises WC, wash hand basin and bath with a shower attachment.

A large master bedroom suite occupies the top floor with dual aspect windows, fitted wardrobes and a walk-out balcony overlooking the front elevation, it also includes a partly tiled en-suite with WC, vanity sink unit and walk-in shower cubicle.

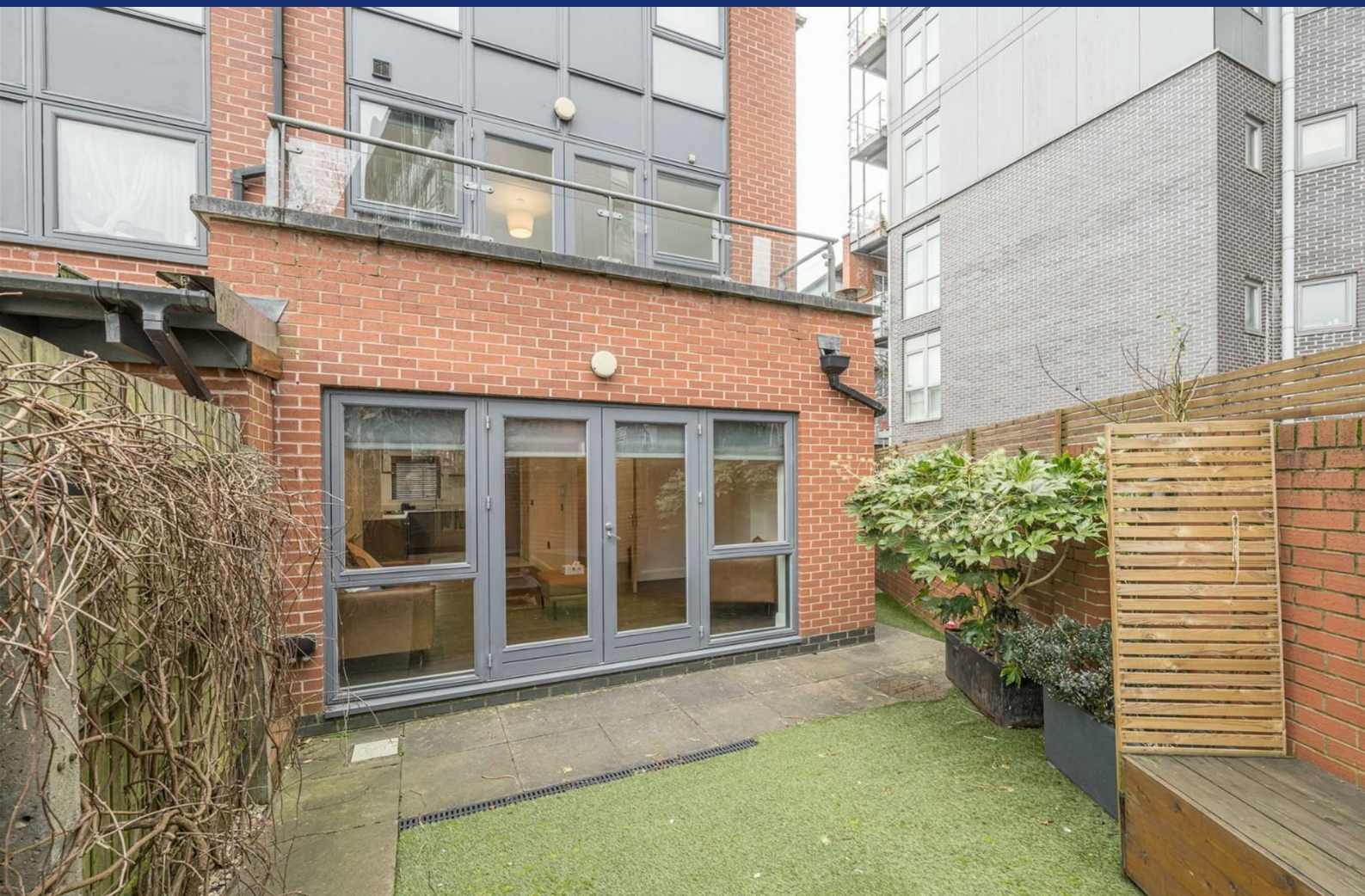
A low maintenance garden offers excellent outside space to the rear with patio and artificial lawn areas with a rear gated access. To the side of the property is an excellent fully insulated garden room that includes heating, creating a habitable space that can be used as a home office or for entertaining guests.

The property is situated within Birmingham City Centre in the popular Park Central Development, ideally positioned for access to both Five Ways Train Station and Grand Central Station. The apartment is ideal for commuters in and out of the city or for the local universities and anyone working in and around the City Centre. The property also provides convenient access to the array of shops, bars and restaurants in the well renowned Birmingham landmarks such as The Cube, Mailbox, Bull Ring and Grand Central Developments.

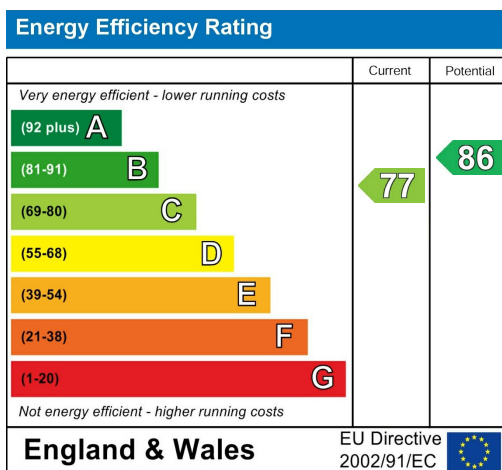
Floorplan







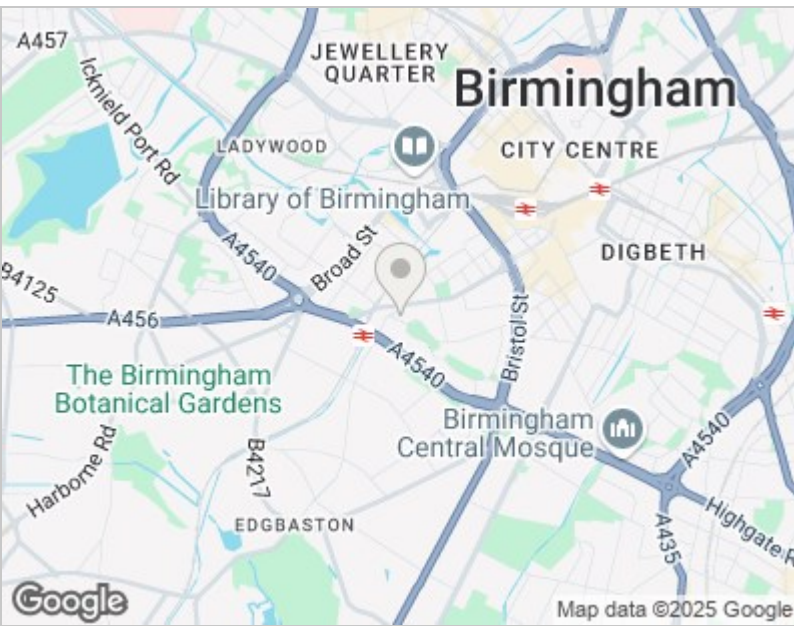
## Energy Efficiency Graph



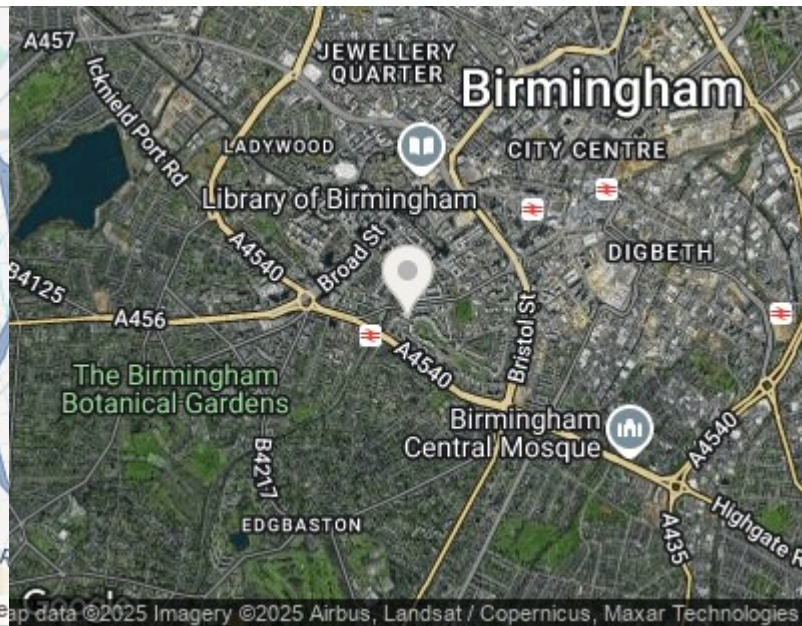
## Viewing

Please contact our Hunters Harborne Office on 0121 647 4233 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

110 Station Road, Harborne, Birmingham, B17 9LS  
Tel: 0121 647 4233 Email: [harborne@hunters.com](mailto:harborne@hunters.com)  
<https://www.hunters.com>

