



Longmeadow Crescent  
Birmingham

# Longmeadow Crescent Birmingham B34 7LA

for sale  
**£220,000**



## Property Description

Burchell Edwards are delighted to offer this well presented two-bedroom end 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 a garage to the side which will give entry access to the enclosed rear garden, mainly laid to lawn with a patio area that will allow an enjoyable retreat, especially in the warmer months.

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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Entrance Hallway

Double glazed windows to front and side elevations. Double glazed opaque door to front elevation. Central heating radiator, laminate flooring and stairs to first floor accommodation.

## Lounge

Double-glazed bay window to front elevation. Central heating radiator and ceiling light points, carpet flooring, TV point and ceiling light point.

## Kitchen/Diner

Double-glazed window to rear elevation. Double glazed patio doors to rear elevation. A range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, gas hob, single oven, cooker hood. Integrated fridge and freezer, integrated dishwasher and washing machine. Vinyl flooring and tiling to splash prone areas, spotlights and central heating radiator.

## Landing

Double glazed opaque window to side elevation. Loft access via hatch, carpet flooring, spotlights and stairs from hallway.

## Bedroom One

Double glazed window to front elevation, carpet flooring, spotlights, central heating radiator.

## Bedroom Two

Double glazed window to rear elevation, carpet flooring, ceiling light point, central heating radiator.

## Bathroom

Double-glazed opaque window to rear elevation. Vanity sink unit, W.C, bath with mixer taps and shower over, heated towel rail, spotlights and fully tiled.

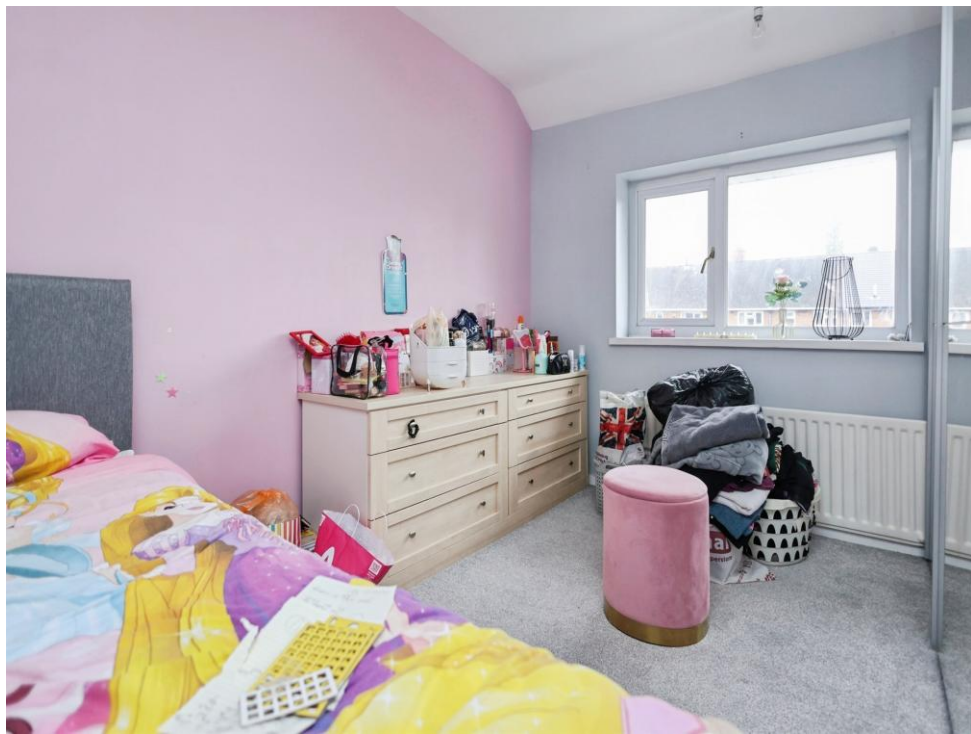
## Front Garden

Blocked paved driveway and access to garage.

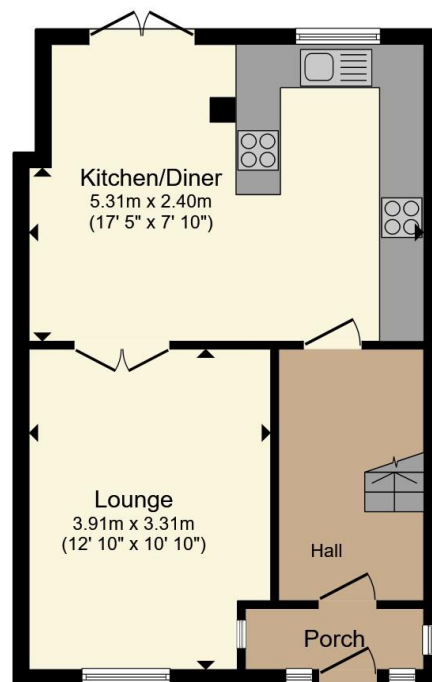
## Rear Garden

Paved patio, lawn area, shrubs and plants and access to garage.

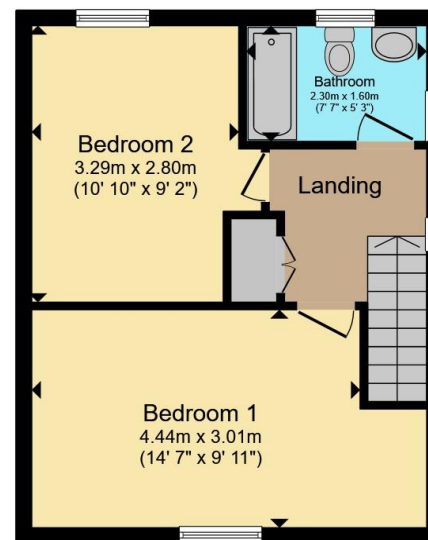








**Ground Floor**



**First Floor**

Total floor area 82.6 m<sup>2</sup> (889 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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**T 0121 749 7888**

**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
BIRMINGHAM B34 7HR

EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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