



- Sought after residential location
- Close to popular schools
- Excellent transport links
- Spacious, versatile family layout
- Generous lounge, conservatory
- Well equipped kitchen
- Four well proportioned bedrooms
- Family Bathroom
- Private garden, driveway & garage
- Viewing is recommended



**LONGMEADOW CLOSE, , B75 7SQ - OFFERS AROUND £400,000**

Situated in a highly desirable and well established residential location, this attractive and generously proportioned family home benefits from excellent proximity to a range of highly regarded primary and secondary schools, making it an ideal choice for growing families. The property is also superbly positioned for convenient access to a variety of local shops, everyday amenities, and well connected transport links, offering easy routes into surrounding areas. Additionally, the vibrant and ever popular Sutton town centre is just a short distance away, providing an array of restaurants, cafés, retail outlets, and leisure facilities. Offering a wonderful balance of space, practicality, and comfort, this beautifully arranged home boasts versatile living accommodation throughout, perfect for modern family living. With multiple reception areas, a well appointed kitchen, and four well proportioned bedrooms, the property provides ample room for both relaxation and entertaining. Externally, the home continues to impress with a private rear garden and a garage, further enhancing its appeal.

Accessed via a block paved driveway providing off road parking, the property is entered through a PVC double glazed door, with matching windows to the front and side elevations, leading into:

**ENTRANCE HALL:** A welcoming and spacious entrance hall featuring a part obscure double glazed door, radiator, stairs rising to the first floor landing, door to a convenient guest WC, useful under stairs storage cupboard, and further doors leading to the main living accommodation.

**GUEST WC:** Fitted with an obscure window to the front elevation, low flushing WC, hand wash basin set within a stylish vanity unit, and radiator.

**KITCHEN:** (13'08" x 9'08") A well appointed and functional kitchen enjoying a front facing PVC double glazed window, complete with a stainless steel sink and drainer set into roll top work surfaces, complemented by a range of matching base and wall units with drawers. Integrated appliances include a double oven, four ring gas hob with extractor hood over, fridge freezer, and washing machine. Finished with tiled splashbacks, radiator, and a door providing access to the garage.

**LOUNGE:** (16'06" max x 15'10" max x 9'09" min) A generously sized and well presented main reception room, benefiting from a rear facing PVC double glazed window allowing for an abundance of natural light. The focal point of the room is an electric coal effect fire set upon a marble hearth with matching inset and surround. Additional doors lead through to the conservatory, creating a seamless flow for entertaining.

**DINING ROOM:** (12'05" x 7'10") A delightful and versatile dining space featuring a PVC double glazed window to the rear and radiator, perfect for formal dining or adaptable as a secondary sitting area.

**CONSERVATORY:** (12'11" x 9'11") A bright and airy addition to the home, enjoying PVC double glazed windows to the sides and rear, along with French doors opening out to the garden. Complete with an electric wall heater, this is an ideal space to relax and enjoy views of the garden all year round.

**FIRST FLOOR LANDING:** With an obscure PVC double glazed window to the side elevation and doors leading to all bedrooms and the family bathroom.

**BEDROOM ONE** (13'10" x 9'09") A well proportioned double bedroom positioned to the rear, featuring a PVC double glazed window, radiator, and a range of fitted wardrobes.

**BEDROOM TWO:** (9'09" x 8'03") A comfortable double bedroom with a PVC double glazed window to the front elevation and radiator.

**BEDROOM THREE:** (10'02" x 6'04") A well sized bedroom with a front facing PVC double glazed window, radiator, and useful built in storage cupboard.

**BEDROOM FOUR:** (9'10" x 6'05") A versatile fourth bedroom overlooking the rear, complete with PVC double glazed window and radiator, ideal as a guest room, nursery, or home office.

**FAMILY BATHROOM:** Fitted with an obscure PVC double glazed window to the side, comprising a panelled bath enclosed shower, low flushing WC, and hand wash basin set within a vanity unit. Finished with a half tiled surround and ladder style radiator.

**REAR GARDEN:** A private and well maintained rear garden offering a lawned area, paved patio ideal for outdoor dining, and a selection of shrubs to the borders, creating a peaceful and secluded outdoor space.

**GARAGE:** Accessible via an up and over door, providing excellent storage space or potential for further use subject to requirements. (Please check the suitability of this garage for your own vehicle)



**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** E                      **COUNCIL :**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.