



We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainage down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

The Important Bit!

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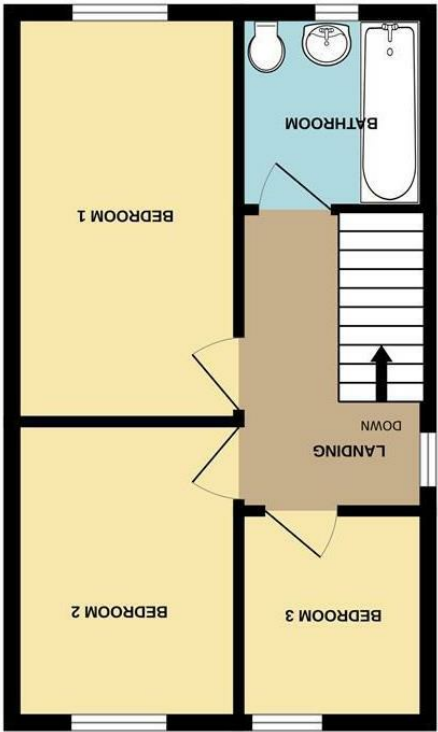
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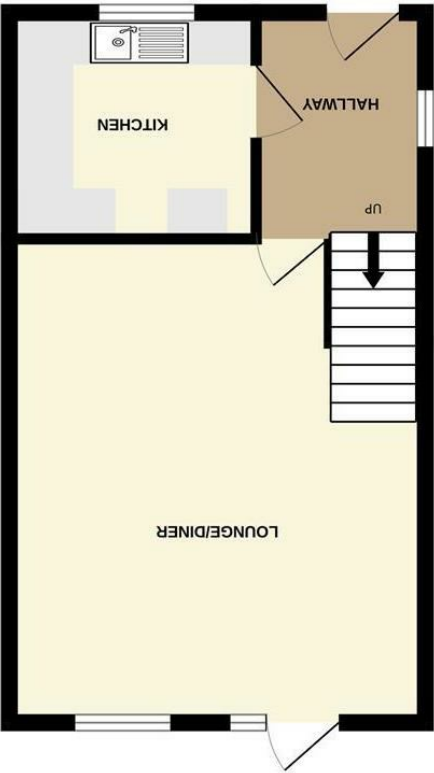
Get in touch to arrange a viewing!

Like what you see?

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.
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Council Tax Band: C | Property Tenure: Freehold

DELIGHTFUL 3 BEDROOM SEMI-DETACHED HOUSE ON CALIFORNIA ROAD, LONGWELL GREEN!! This property presents an excellent opportunity for those seeking a comfortable family home, boasting a classic design that is both practical and inviting. Upon entering on the ground floor, you will find a hallway, kitchen space & spacious lounge/diner that serves as the heart of the home, perfect for family gatherings or quiet evenings. The first floor features three well-proportioned bedrooms, providing ample space for a growing family or guests. The bathroom is conveniently located, ensuring ease of access for all. One of the standout features of this home is the generous driveway & garage, which offers parking for multiple vehicles, a rare find in many urban settings. This added convenience is sure to appeal to those with multiple cars or visitors. The property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Additionally, there is ample potential to personalise and make this house your own, whether through modernising the interiors or enhancing the outdoor space. With its prime location in Longwell Green, residents will enjoy easy access to local amenities, schools, and parks, making it an ideal choice for families and professionals alike. This semi-detached home is not just a property; it is a canvas waiting for you to create your perfect living space. Do not miss the chance to view this promising home.



Entrance Hallway

7'10" x 5'10" (2.39m x 1.78m)
Obscured uPVC double glazed door into the hallway, double glazed window to side, stairs leading to first floor landing.

Kitchen

8'5" x 7'6" (2.59m x 2.29m)
Double glazed window to front, the kitchen consists of matching wall & base units with worktops, one & a half bowl stainless steel sink with mixer taps and drainer, extractor hood, part tiled walls, wood effect flooring, space for the following appliances:- electric cooker, fridge/freezer & washing machine,

Lounge / Diner

14'6" x 16'9" (4.42m x 5.11m)
Double glazed door & window to rear garden, storage cupboard under stairs, wood effect flooring, radiator,

Landing

10'9" x 6'2" (3.28m x 1.88m)
Double glazed window to side, stairs to ground floor, loft access, airing cupboard housing gas combi boiler,

Bedroom 1

14'7" x 8'3" (4.45m x 2.51m)
Double glazed window to front, radiator,

Bedroom 2

10'5" x 8'0" (3.18m x 2.44m)
Double glazed window to rear, radiator,

Bedroom 3

7'4" x 6'3" (2.24m x 1.91m)
Double glazed window to rear, radiator,

Bathroom

6'5" x 6'2" (1.98m x 1.88m)
Obscured double glazed window to front, the bathroom consists of bath with shower above, wash hand basin, WC, heated towel rail, part panelled walls, wood effect flooring,

Front / Driveway

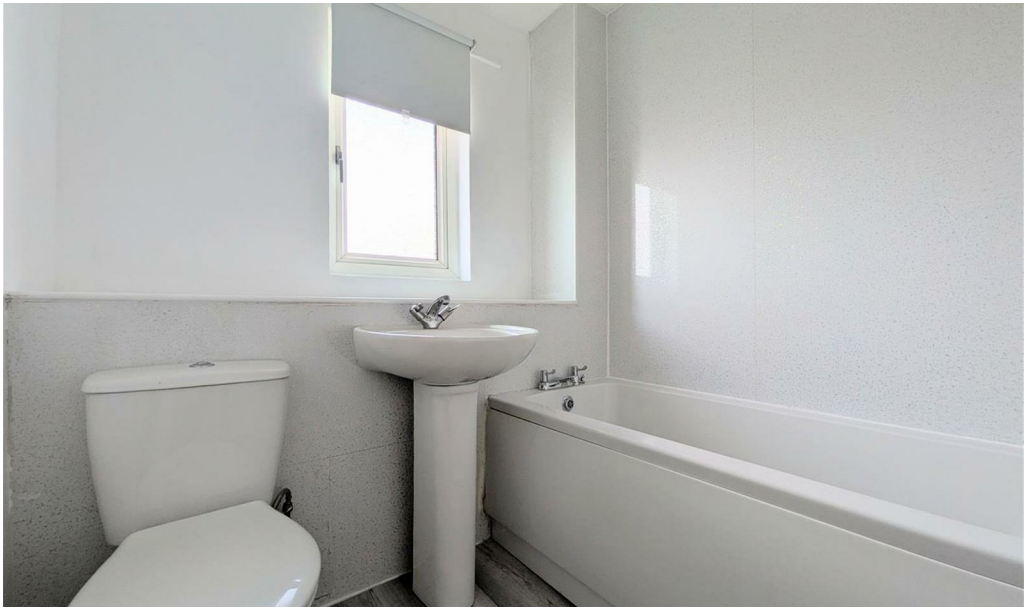
Front garden is mostly laid to lawn with path to front door, outside lighting, driveway parking for 2 vehicles, access to garage,

Rear Garden

Mostly laid to lawn with patio areas, fences enclosing, trees, outside lighting & water tap, access into the garage,

Garage

Up & over door, power & lighting, double glazed doors to rear garden,



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

