



349 Groveley Lane, Longbridge, Birmingham, B31 4PS

£435,000

- Four Double Bedroom Detached Family House
- Hall & Downstairs WC
- Off Road Parking & Garage
- Council Tax Band: E EPC Rating C
- Modern Kitchen/Diner
- Utility Room & Under Stairs Storage
- Family Bathroom & En-Suite To Master Bedroom
- Good Size Converted Loft Room With Built in Wardrobes
- Lounge & Conservatory
- Pleasant Rear Garden

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An immaculately presented four double bedroom detached family home with kitchen/diner, lounge, conservatory, en-suite, family bathroom, downstairs wc, large converted loft room, off road parking & garage, situated within walking distance to Cofton Park in Longbridge, Birmingham



Council Tax Band: E



DESCRIPTION

The property in brief comprises hall, downstairs wc, utility room with under stairs storage cupboard, modern kitchen/diner having a range of wall and base units, four ring gas hob, electric oven, extractor, integrated fridge, freezer and dishwasher, lounge with doors into conservatory.

Stairs to first floor landing, having a storage cupboard, loft with loft ladders to large converted room with built in wardrobes and two velux windows, master bedroom with en-suite shower room, three further double bedrooms all with built in wardrobes, modern family bathroom comprising wc, hand wash basin vanity unit, bath with shower over, glass shower screen and heated towel rail.

OUTSIDE

The property is side facing onto the road having a block paved drive providing ample off road parking for four vehicles and garage. The garage is part converted into a beauty room which could be used as a home office, and part is used for storage to the front.

The property benefits from having a beautifully landscaped wrap around garden having a paved patio, decked area, lawn, pagoda with decking, shed, outside powers sockets, outside tap and gravelled flower borders.

LOCATION

Groveley Lane is within walking distance to Cofton Park and is close to Longbridge train station and Longbridge retail development with a Sainsburys supermarket and a large Marks & Spencer's along with various other shops and amenities

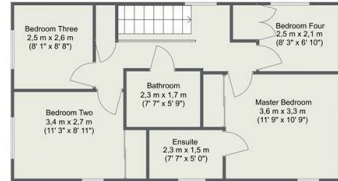
Longbridge combines easy access to the public transport network with the added benefit of its own mainline train station providing access to Birmingham University and Birmingham City centre, M5 & M42 are both less than three miles away.

TENURE

The vendor has informed us that this property is Freehold but prospective purchasers are advised to contact their solicitors for verification.
This is £225 per year charge to Groveley Management for the water pump station.



Groveley Lane
First Floor

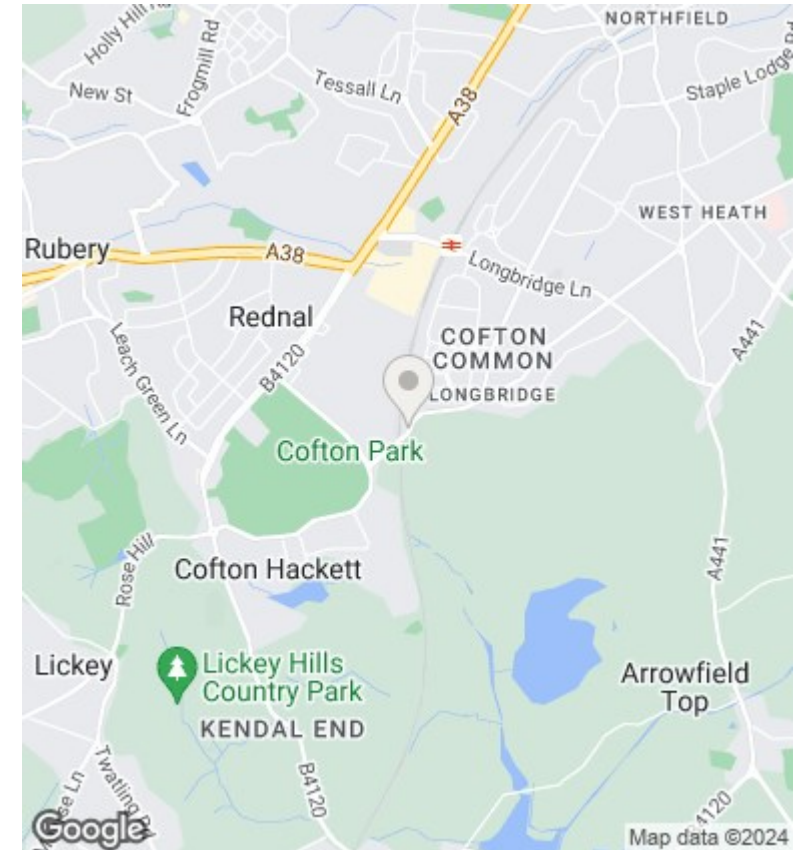


Ground Floor



Total area approx: 144.2M2 / 1552sq Ft

For illustrative purposes only. Decorative finishes, fixtures and fittings do not represent the current state of the property. Measurements are approximate and not to scale. Floor plans and images supplied by PropertyPhotography Ltd.



Directions

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		78
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	