



### 34 Ambassador Avenue, Longbridge, Birmingham, B31 2GZ

£395,000

- Four Double Bedrooms
- Lounge
- Drive & Garage
- EPC Rating B
- Two En-Suite Showers Rooms
- Modern Kitchen/Diner
- Persimmon Built 3 Years Old - 7 Years left on Builders Warranty NHBC

- Family Bathroom & Downstairs WC
- Landscaped Rear Garden
- Council Tax Band D

# 34 Ambassador Avenue, Birmingham B31 2GZ

An immaculately presented spacious four double bedroom, three storey semi-detached town house with modern kitchen/diner, lounge, two en-suites, family bathroom & downstairs wc, off road parking and garage, situated in a sought after location within walking distance to Longbridge retail park & train station



Council Tax Band: D



#### DESCRIPTION

The property in brief comprises hall, downstairs wc, modern kitchen/diner with integrated fridge freezer, dish washer, washing machine, four ring gas hob, electric oven, lounge with french doors to rear garden.

Stairs to first floor accommodation having two double bedrooms, one with an en-suite shower room, family bathroom comprising wc, hand wash basin and bath.

Stairs to second floor accommodation having a master bedroom with en-suite shower room and built in storage cupboard, and double bedroom two.

#### OUTSIDE

The front of the property has a driveway providing off road parking, lawn, bushes, private access to the rear, garage to the side with light & power and boarded storage above.

The rear of the property has been landscaped having two paved areas, lawn, outside tap, fenced boundaries.

#### LOCATION

Ambassador Avenue is located In Longbridge on the newly developed Persimmon site. It within walking distance to Longbridge retail park having a Sainsburys supermarket and a large Marks & Spencer's along with various other shops and amenities, with Cofton Park and the Lickey Hills on your door step.

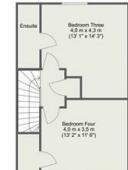
Longbridge combines easy access to the public transport network with the added benefit of its own mainline train station providing access to Birmingham University and Birmingham City centre, M5 & M42 are both less than three miles away.

#### TENURE

The vendor has informed us that this property is Freehold but prospective purchasers are advised to contact their solicitors for verification.

This is £88 per year maintenance charge paid to Remus Management which covers the maintenance of the grounds on the development.

Ambassador Avenue  
Second Floor



First Floor



Ground Floor



Total area approx. 147.70m<sup>2</sup> (1600.60 ft<sup>2</sup>)

For illustrative purposes only. Decorative features, 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 PropertyImagery.co.uk

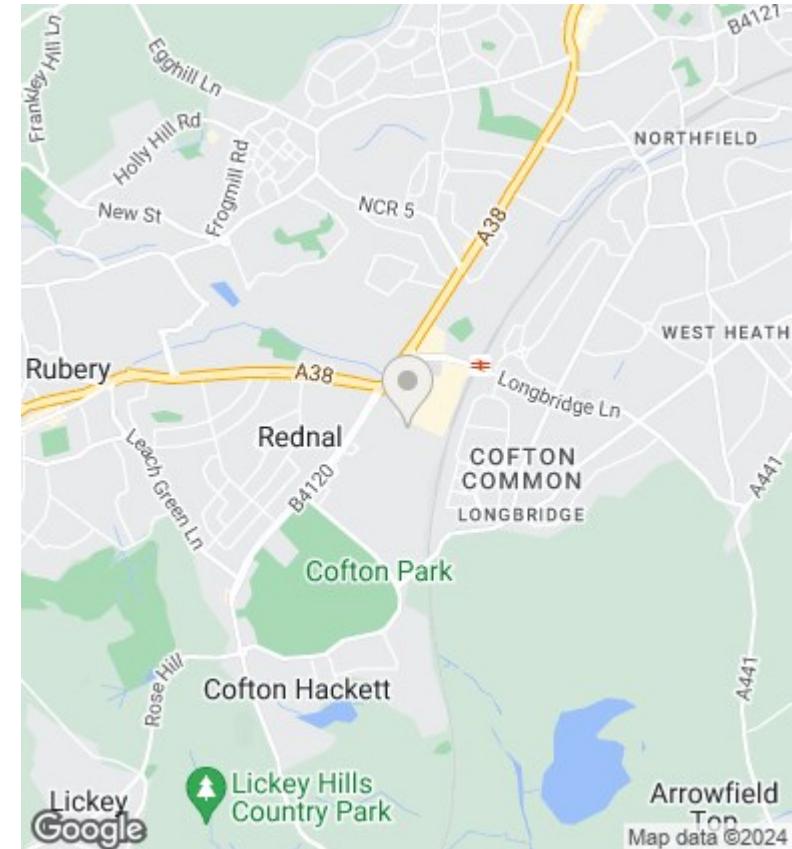
## Directions

## Viewings

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

## Council Tax Band

A



| Energy Efficiency Rating                                 |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) | A       | 95                      |
| (81-91)  | B       | 86                      |
| (69-80)  | C       |                         |
| (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 |