

This well-proportioned four-bedroom semi-detached home offers a great opportunity for buyers looking to add their personal touch. Situated in a sought-after residential area in West Heath, Birmingham, this property provides versatile living space ideal for growing families or those needing room to work from home.

The property is accessed via a private driveway offering convenient off-road parking, along with the added benefit of a garage—ideal for vehicle storage or additional space.

Upon entering, you are welcomed into a hallway that leads into a spacious lounge/diner, featuring a charming bay window and a feature fireplace. From the lounge/diner, there is access to the kitchen, which comes equipped with a fitted oven, hob, and extractor fan, along with space for freestanding appliances. The kitchen opens into a bright conservatory, which also links back to the lounge/diner and provides sliding door access to the rear garden.

To the left side of the home, there is an additional reception room currently used as a study, complemented by a convenient shower room. This flexible space could easily function as a guest bedroom or accommodate multi-generational living.

Upstairs, the landing provides access to four bedrooms, including a generous master bedroom, two further doubles, a fourth bedroom, and a well-appointed family bathroom.

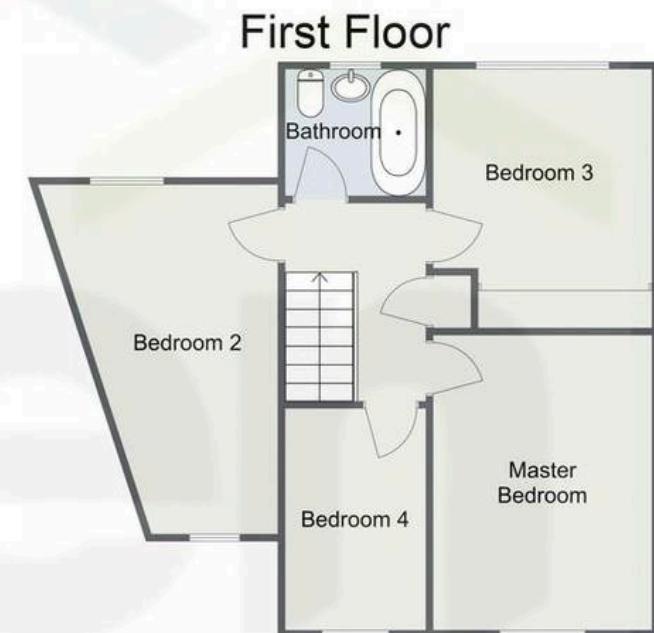
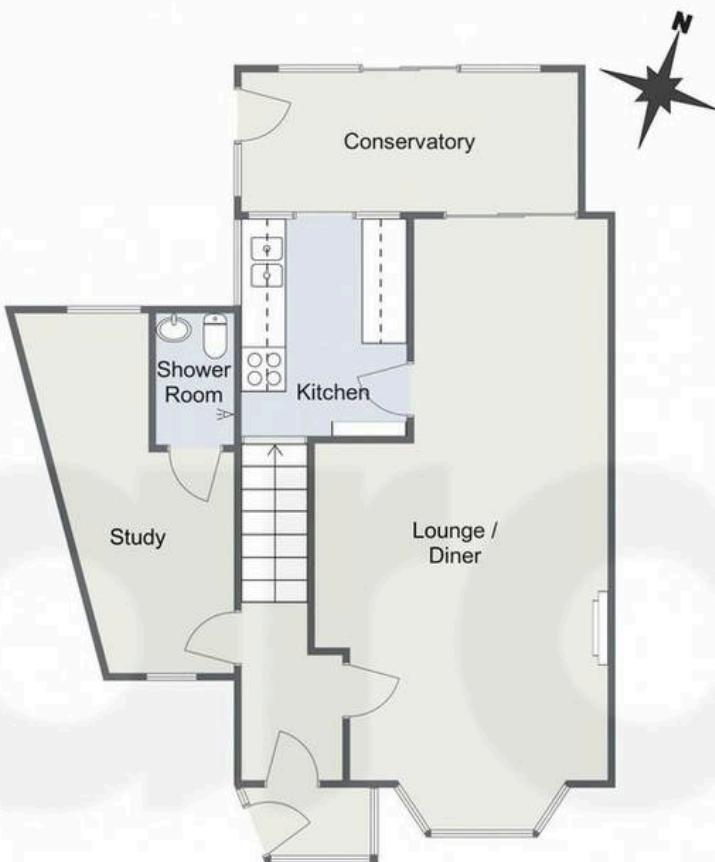
Outside, the rear garden offers a blend of patio and lawn areas, all enclosed by secure fencing—perfect for relaxing or entertaining.

West Heath offers a number of shopping and eating facilities close by, plus easy access for M42 and M5 also Birmingham City Centre via Longbridge Train Station. Nearby, is the recently regenerated Longbridge Town Centre Development (former MG Rover car plant), home to the largest Marks and Spencer in the Midlands and a large Sainsburys supermarket.



# Longhurst Croft, West Heath, Birmingham

## Ground Floor



**Total Area Approx**  
123.0 Sq M  
1324.0 Sq Ft



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale.  
Floor Plans made using RoomSketcher.



## Arden Estates

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