





Nestled in Longbridge, this charming five-bedroom semi-detached residence exudes traditional charm and comfort. Boasting a tranquil setting, the property features three spacious reception rooms, including an extended kitchen/diner perfect for entertaining guests. A convenient utility space and a downstairs shower room while an integral garage and off road parking provides security. Each bedroom is graced with its own ensuite, ensuring privacy and luxury for all occupants.

Groveley Lane boasts a prime location nestled near the picturesque Lickey Hills, offering stunning views and tranquil walks. Its proximity to Cofton Park adds another layer of outdoor enjoyment. Moreover, residents benefit from easy access to the thriving Longbridge area, home to a well-stocked Sainsbury's supermarket and a spacious Marks and Spencer store. In addition to these amenities, neighbouring Rubery presents a wealth of shopping options, dining experiences, a lively ten-pin bowling alley, and a cinema for entertainment seekers. For commuters, the conveniently situated Longbridge train station is a mere stone's throw away, making Groveley Lane an ideal choice for those working in or traveling to Birmingham City Centre.



**Room Dimensions:**

**Workshop** - 8.84m x 4.34m (29'0" x 14'2")

**Summer House** - 6.23m x 2.94m (20'5" x 9'7") max

**Garage** - 8.36m x 3.93m (27'5" x 12'10") max

**Lounge** - 6.86m x 4.58m (22'6" x 15'0") max

**Kitchen/Diner** - 4.63m x 3.18m (15'2" x 10'5")

**Sitting Room** - 4.16m x 2.28m (13'7" x 7'5")

**WC** - 1.82m x 1.55m (5'11" x 5'1") max

**Utility Room** - 2.5m x 1.47m (8'2" x 4'9") max

**Family Room** - 3.88m x 3.24m (12'8" x 10'7")

**Shower Room** - 2.56m x 1.54m (8'4" x 5'0")

**Stairs To First Floor Landing**

**Master Bedroom** - 4m x 3.88m (13'1" x 12'8") max

**Ensuite** - 0.97m x 2.12m (3'2" x 6'11")

**Bedroom 2** - 4.05m x 3.65m (13'3" x 11'11") max

**Ensuite** - 1.75m x 1.4m (5'8" x 4'7") max

**Bedroom 3** - 3.89m x 2.65m (12'9" x 8'8")

**Ensuite** - 2.12m x 1.84m (6'11" x 6'0")

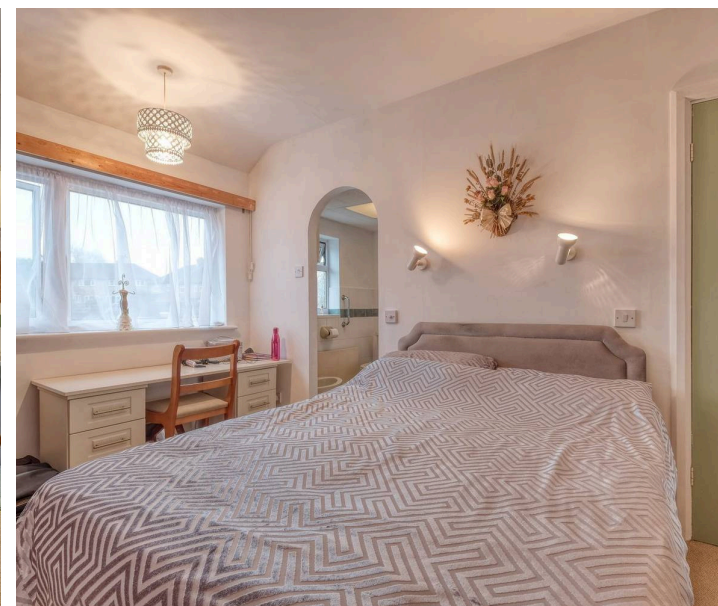
**Bedroom 4** - 3.85m x 2.74m (12'7" x 8'11")

**Ensuite** - 2.55m x 1m (8'4" x 3'3")

**Stairs To Second Floor Landing**

**Loft Room** - 5.04m x 4.09m (16'6" x 13'5") max

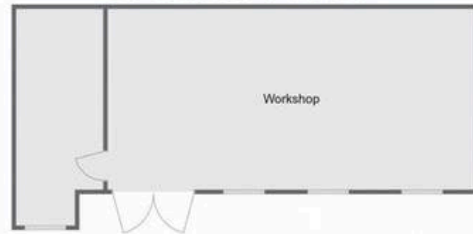
**Bedroom 5** - 3.82m x 2.03m (12'6" x 6'7")



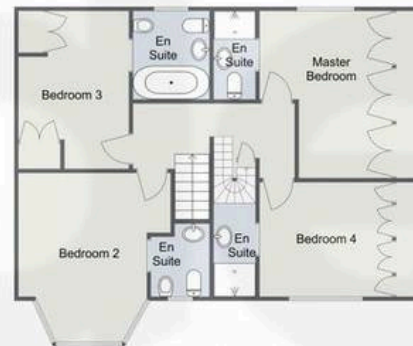


# Groveley Lane, Birmingham

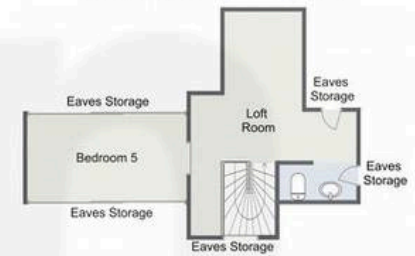
## Ground Floor



## First Floor



## Second Floor



Total Area Approx  
286.2 Sq M  
3080.6 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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