

AP MORGAN



Coombes Lane, Birmingham, West Midlands
£1,100 per month

Features:

- Available now
- Three Bedroom Terrace
- Off Road Parking
- Conservatory
- Family Home

Description:

Available now situated in a popular residential area, this beautifully presented three-bedroom terraced home offers an excellent opportunity for first-time renters and families alike. Ideally positioned between the vibrant Longbridge Village and the picturesque Lickey Hills, the property enjoys easy access to excellent schools, transport links, local amenities and an abundance of green open spaces.

Coombes Lane benefits from regular bus services to Birmingham City Centre, is within walking distance of Longbridge Train Station and local shops, and is just a short stroll from the expansive Cofton Park and the stunning Lickey Hills Country Park.

The accommodation briefly comprises an entrance porch, welcoming lounge, spacious kitchen/diner, bright conservatory, three well-proportioned bedrooms, a family bathroom and a delightful enclosed rear garden. To the front, there is generous off-road parking.

Further benefits include freehold tenure, recently installed double glazing throughout and a boarded loft, making this an ideal home ready to move straight into.

Entrance Porch

Accessed via a double-glazed front door, the porch features laminate flooring and provides access to the entrance hall. A gated covered side passage leads through to the rear garden.

Entrance Hall

With parquet-style flooring, central heating radiator, staircase to the first floor and access to the lounge.



Lounge

A comfortable reception room featuring a double-glazed bay window to the front elevation, gas fireplace with surround, central heating radiator, carpeted flooring and double doors opening into the kitchen/diner.

Kitchen/Diner

A spacious and practical family kitchen fitted with a range of matching wall and base units incorporating an integrated sink and drainer, gas hob with extractor hood, separate oven and grill, and integrated microwave. There is space for a washing machine and fridge/freezer, along with under-stairs storage accessed via a bi-fold door. The room also benefits from laminate flooring, a central heating radiator, double-glazed windows to the side and rear, and a door leading into the conservatory.

Conservatory

A bright additional reception space with tiled flooring, double-glazed windows to the side and rear elevations, power sockets, and double doors opening onto the rear patio and garden.

First Floor

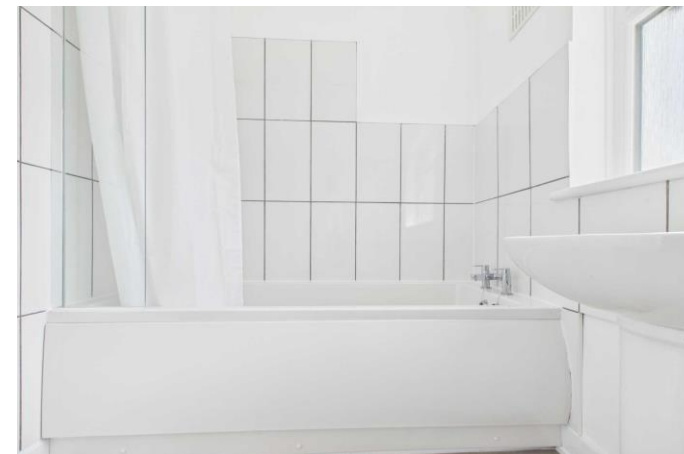
The landing provides access to all three bedrooms and the family bathroom. There is also a useful storage cupboard housing the combination boiler, together with additional storage within the stair alcove.

Rear Garden

The enclosed rear garden offers an ideal space for relaxing and entertaining, featuring a paved patio leading onto a well-maintained lawn bordered by mature shrubs and trees. Additional benefits include a garden shed and gated access to the shared covered side passage leading to the front of the property.

Front

The property is set behind a generous driveway providing off-road parking for multiple vehicles, complemented by a lawned frontage with established shrub borders.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 827 6827, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.