

AP MORGAN



**Coombes Lane, Birmingham**  
Offers in excess of £180,000

**Features:**

- One double & one single bedrooms
- Spacious lounge
- Generous kitchen/dining room
- Pantry
- Large bathroom
- Shower room
- Ground floor WC
- Versatile front and rear gardens
- Prime positioning for amenities

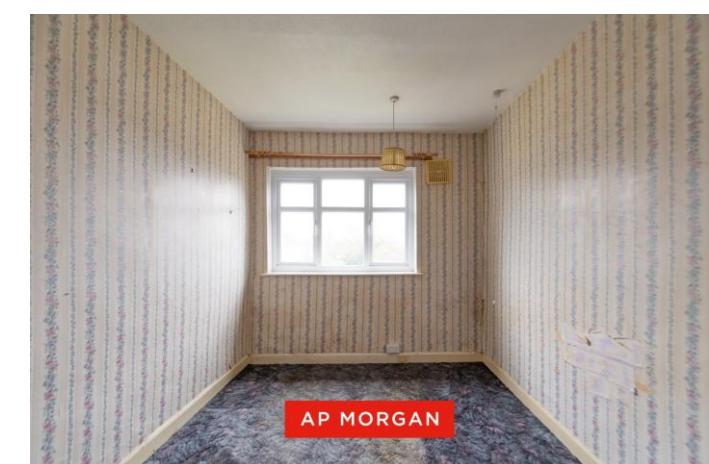
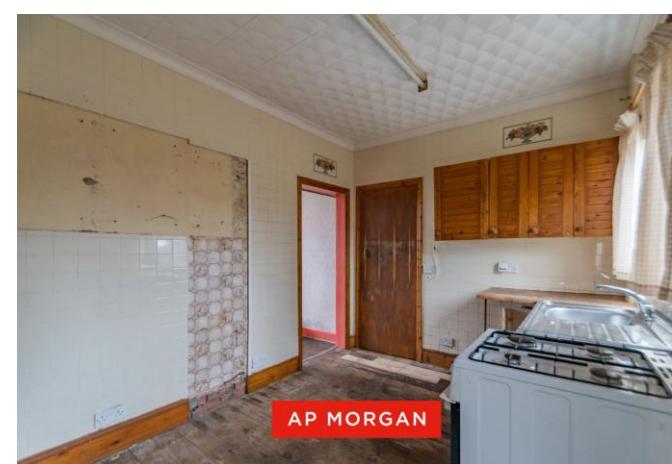
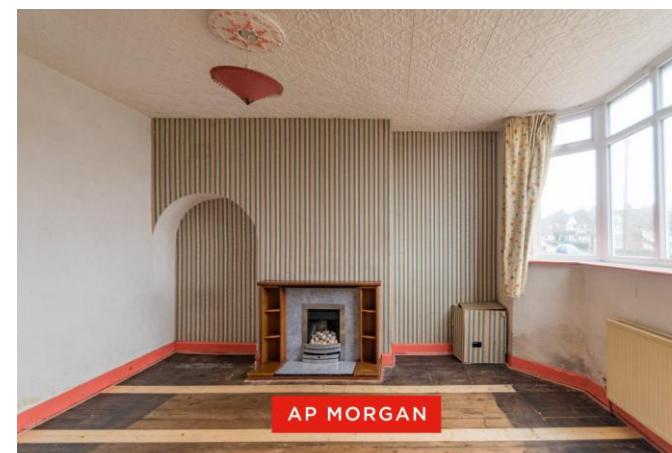
**Description:**

This two bedroom, end of terrace house in Birmingham is in need of renovation and presents a spacious lounge, generous kitchen/dining room, a pantry, large bathroom, shower room, versatile front and rear gardens and is in prime positioning for amenities.

Approaching the property, there is a paved path leading to the front door and the rear garden through a gate. There is a grass-laid lawn allowing space for planting.

Entering to the porch and hall, there is space for removing outdoor footwear and jackets with immediate access to the spacious lounge presenting space for multiple suites, a fireplace and front facing bay window allowing for panoramic views of the front garden. The adjoining kitchen/diner is accessed from the lounge through a sliding door and presents counterspace with an integral sink and freestanding oven with an understairs pantry providing storage. Additionally, there is space for a dining table and chairs. The rear garden is also accessed from the kitchen/diner through a rear door.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect, Bedroom Two is the single bedroom looking to the rear aspect. The property hosts a bathroom with a washbasin, WC and bath whilst also hosting an additional shower room.



The garden is vast and verdant, initially presenting a paved patio with space for outdoor furniture and external storage; continuing to a grass laid lawn, there is plenty of space for outdoor activities. The garden is completed by wooden panel fencing and a gate leading to the front garden.

The property benefits from proximity to nearby shops and amenities, with nearby Longbridge and Northfield town centres providing additional shopping opportunities. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond.

**Details:**

**Porch**

**Hall**

**Lounge** 12'4" x 11'7" (3.76m x 3.53m) Both Max

**Kitchen/Diner** 8'8" x 10'6" (2.64m x 3.2m) Both Max

**Pantry** 8'8" x 2'8" (2.64m x 0.81m)

**Landing**

**Bedroom One** 12'6" x 8'7" (3.8m x 2.62m)

**Bedroom Two** 8'11" x 8'8" (2.72m x 2.64m)

**Bathroom** 8'10" x 5'8" (2.7m x 1.73m)

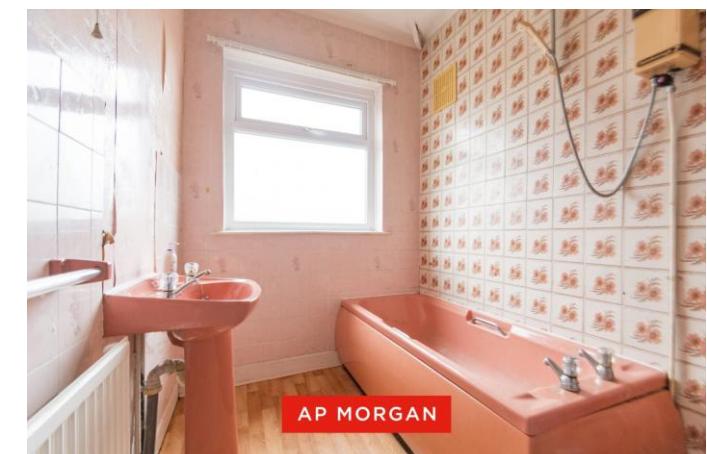
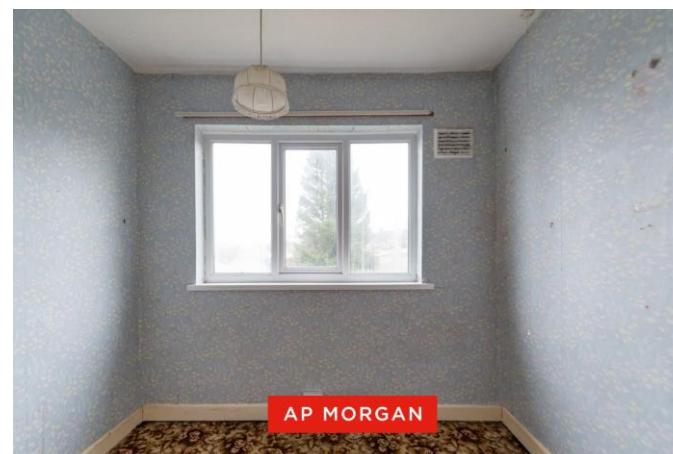
**Shower Room** 5'8" x 5'8" (1.73m x 1.73m) Both Max

**EPC Rating:** D

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.



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Total area: approx. 58.7 sq. metres (632.3 sq. feet)

Approx. 29.3 sq. metres (315.1 sq. feet)

Approx. 29.5 sq. metres (317.2 sq. feet)

**First Floor**

**Ground Floor**

Bedroom 1

Bedroom 2

Bathroom

Shower Room

Landing

Kitchen/Diner

Pantry

WC

WC

Hall

Lounge

Bath

Shower

WC

WC

WC