

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

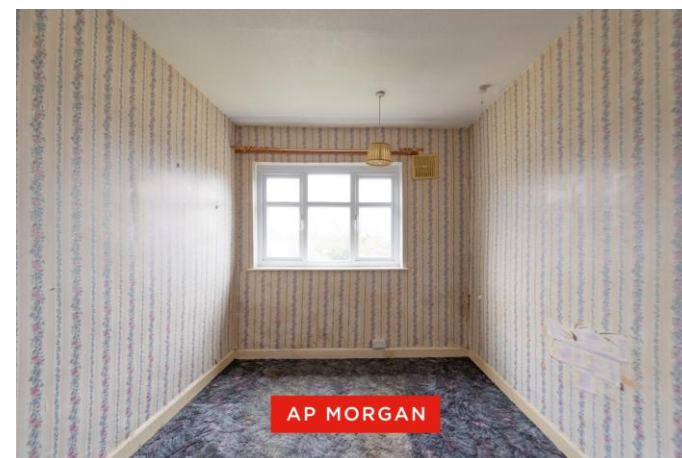
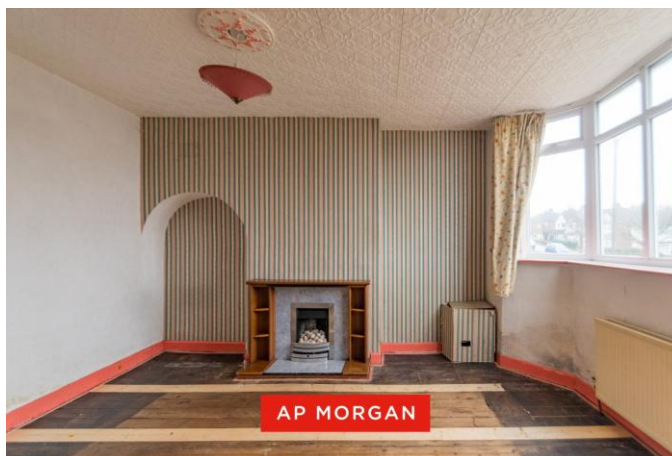
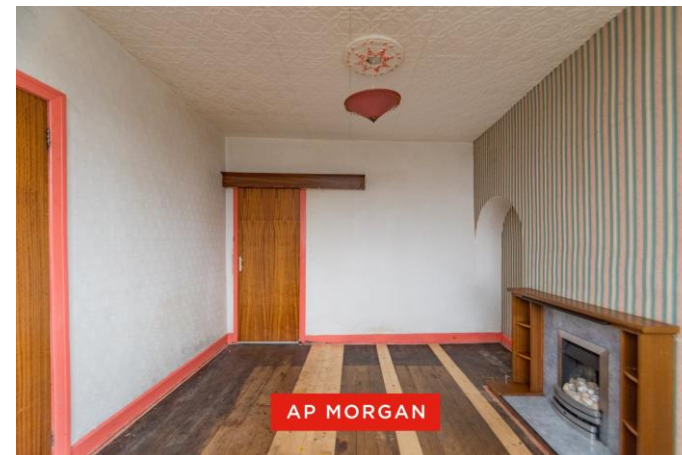
Description:

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)

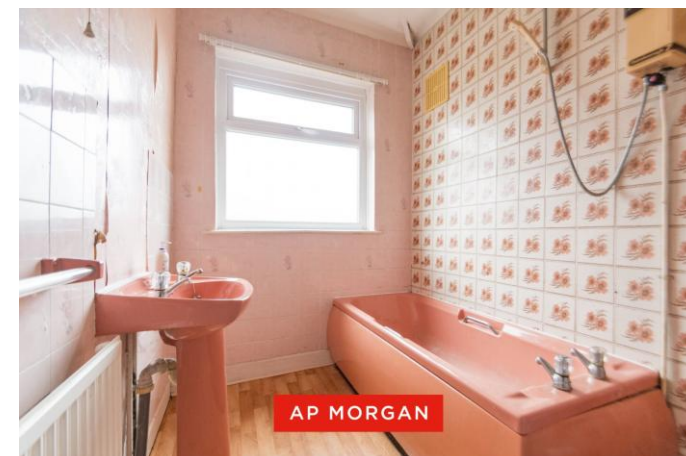
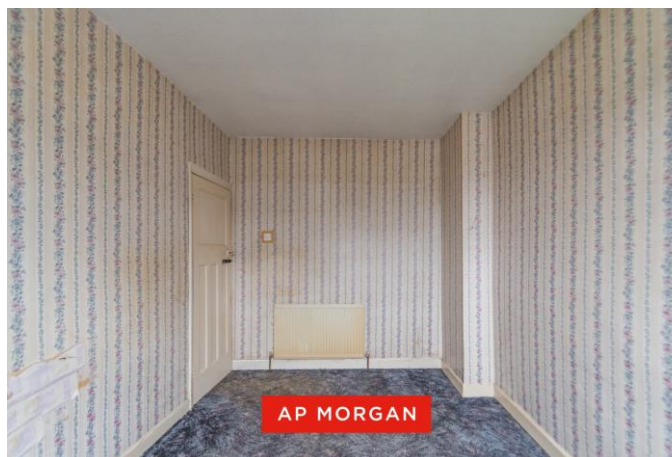
Shower Room 5'8" x 5'8" (1.73m x 1.73m) Both Max

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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Property to sell?

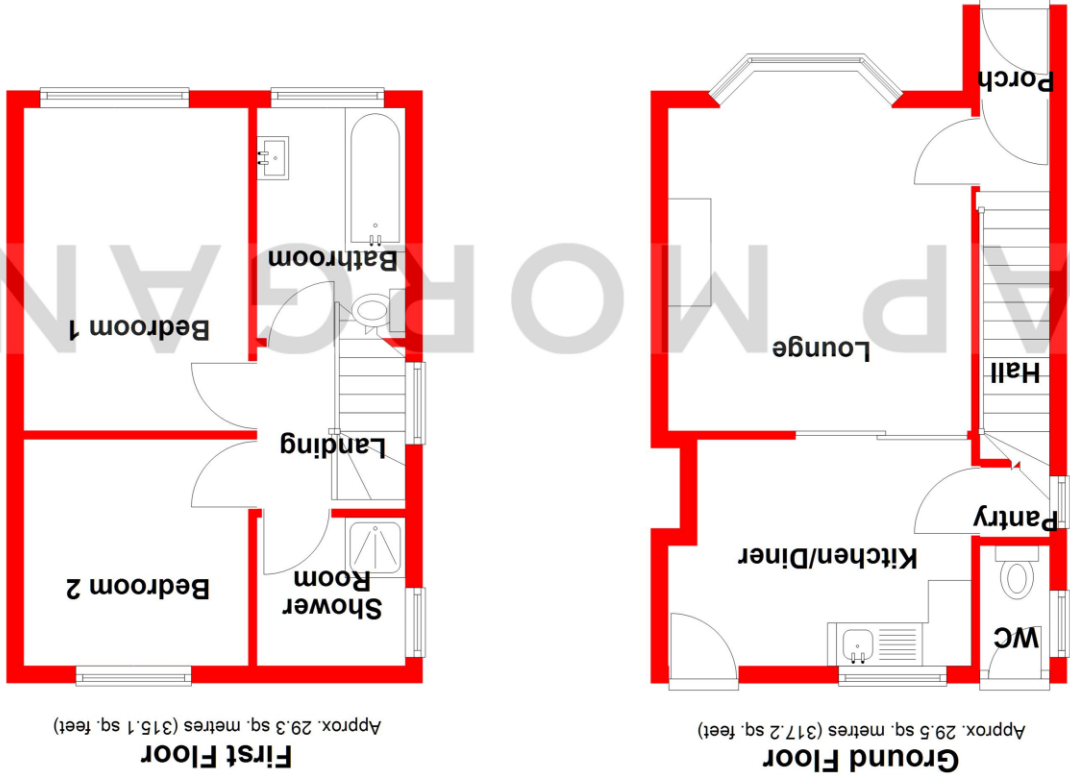
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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