

**AP MORGAN**



**Coombes Lane, Birmingham**  
Offers in the region of £220,000

**Features:**

- Two double & one single bedrooms
- Spacious lounge
- Generous dining room
- Large kitchen
- Family bathroom
- Versatile rear garden
- Plenty of storage
- Prime positioning for amenities
- Excellent public transport links

**Description:**

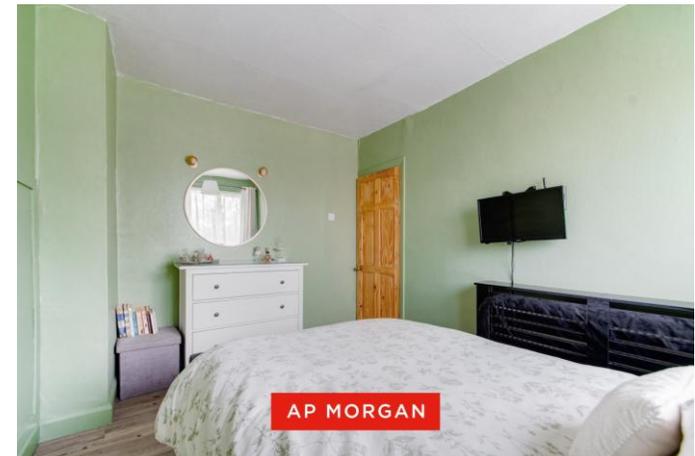
This beautifully presented, three-bedroom, mid-terraced house perfect for first time buyers situated in Birmingham presents a spacious lounge, generously sized dining room, large, fitted kitchen, family bathroom, a versatile rear garden, plenty of storage and is in prime positioning for amenities.

Approaching the property, there is a paved drive offering plenty of space for parking multiple vehicles which allows front access to the front door and rear access through an alley. The drive is bordered by a hedge and offers a planting area.

Entering the property to the hall, there is space for removing outdoor footwear and jackets with immediate access to the spacious lounge; hosting space for multiple suites, a gas fireplace and a large bay window offering panoramic views of the front aspect illuminating the room well this adjoins a generously sized dining room which offers space for a large dining table and chairs, an integral storage cupboard and continues to the large fitted kitchen. There is ample counterspace with fitted cabinetry, integral electric oven, gas hob and sink with additional space/plumbing for freestanding appliances. The kitchen and ground floor is completed by access to the rear garden.

Ascending to the first floor, Bedroom One is a large double looking to the front aspect boasting ample room for freestanding furniture, Bedroom Two is additionally a large double looking to the rear and presents space for furniture. Bedroom Three is the final, comfortable single looking to the front aspect. The family bathroom is contemporary presenting a washbasin, WC and bath/shower.

The rear garden opens to a paved patio hosting space for outdoor furniture with a path bisecting a sprawling grass laid lawn. This creates a versatile rear garden perfect for entertaining and enjoying an outdoor space.



The property benefits from proximity to nearby shops and amenities, with nearby Longbridge and Northfield town centres providing additional shopping opportunities. There is ease of access to excellent schooling with Turves Green School and Cofton Primary School a short walk from the property at either end of the road. The property is also conveniently positioned for travel via road to Birmingham City Centre, with excellent public transport links including major bus routes and the local Longbridge Train Station, the M5 and M42 motorways are also readily accessible.

**Details:**

**Entrance Hall**

**Lounge** 12'6" x 11'9" (3.8m x 3.58m) Both Max

**Dining Room** 8'11" x 14'7" (2.72m x 4.45m) Both Max

**Kitchen** 8'11" x 10'7" (2.72m x 3.23m) Both Max

**Landing**

**Bedroom One** 12'6" x 9' (3.8m x 2.74m)

**Bedroom Two** 9' x 8'8" (2.74m x 2.64m)

**Bedroom Three** 8'2" x 7'3" (2.5m x 2.2m)

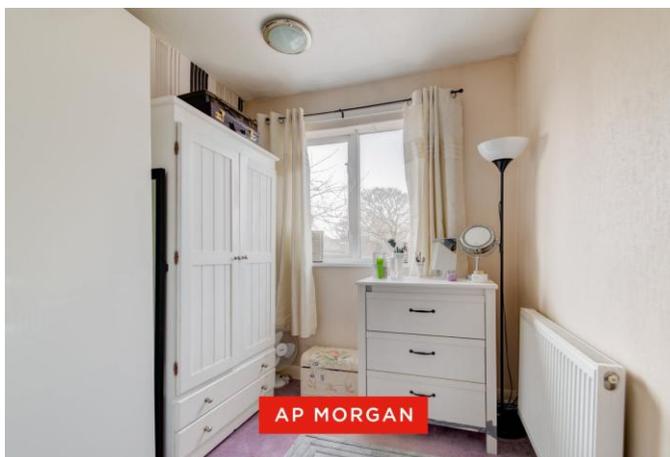
**Bathroom** 6'2" x 6'4" (1.88m x 1.93m)

**EPC Rating:** To be confirmed

**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.



## 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](http://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?

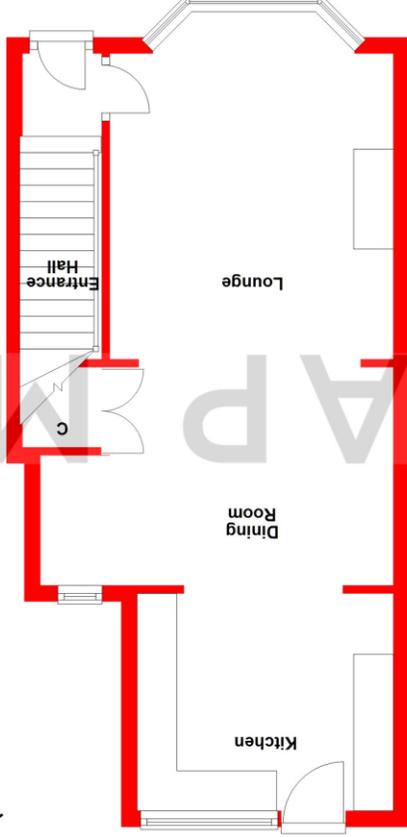
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

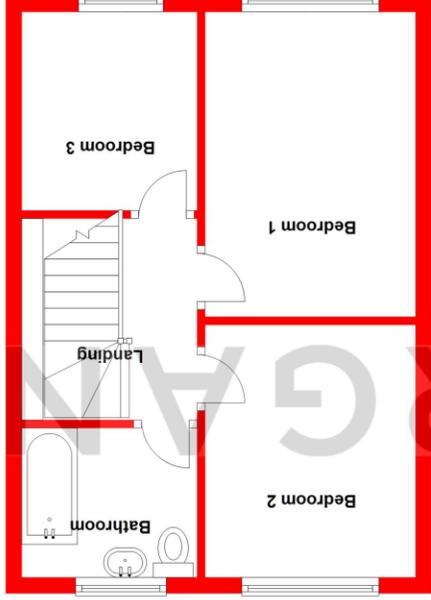
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Ground Floor  
Approx. 40.1 sq. metres (432.1 sq. feet)



First Floor  
Approx. 33.8 sq. metres (363.6 sq. feet)



Total area: approx. 73.9 sq. metres (795.7 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 mis-statement. 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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