

**AP MORGAN**



**Coombes Lane, Birmingham**  
Asking Price £210,000

### Features:

- Beautifully presented three-bedroom semi-detached house
- Perfect for growing families
- A generously sized lounge,
- A large, fitted kitchen,
- Two double and one single bedrooms,
- Family bathroom,
- Externally accessed storage room,
- Versatile rear garden,
- Off street parking
- Prime positioning for amenities access.

### Description:

This beautifully presented three-bedroom semi-detached house in Longbridge is perfect for growing families, presenting: a generously sized lounge, a large, fitted kitchen, two double and one single bedrooms, a family bathroom, an externally accessed storage room, a versatile rear garden, off street parking and is in prime positioning for amenities access.

Approaching the property there is a tarmac drive giving space for parking multiple vehicles and allowing front door access to the hall and rear garden access through a side alley.

Entering through the hall there is space for removing outdoor footwear and jackets. With the stairs to the first-floor landing immediately accessible, alongside access to the generously sized lounge, which hosts space for multiple suites. A front-facing bay window offers panoramic views of the front drive with the lounge also giving access to the large fitted kitchen, which presents ample counter space, a double electric oven, gas hob, sink with drain, and space/plumbing for freestanding appliances, alongside an open storage under-stairs storage area and a door to the rear patio.

Ascending to the first floor: Bedroom one is a spacious double looking to the front aspect. Bedroom two is a similarly sized double looking to the rear. Bedroom three is the single of the property looking to the front aspect. The family bathroom hosts a washbasin, WC, and bath/shower.

The rear garden opens to a sweeping paved patio with plenty of room for standing garden furniture and entertaining, which continues with room for outdoor activities, creating a versatile easily enjoyed space. The garden is completed by wooden panel fencing with a gate leading to the front drive.



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 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:**

**Hall**

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

**Kitchen/Diner** 9' x 11'7" (2.74m x 3.53m) Both Max

**Pantry** 5'3" x 2'8" (1.6m x 0.81m) Both Max

**Storage** 4'1" x 2'8" (1.24m x 0.81m)

**Landing**

**Bedroom One** 12'6" x 9'2" (3.8m x 2.8m)

**Bedroom Two** 8'11" x 9'2" (2.72m x 2.8m)

**Bedroom Three** 8'10" x 7'2" (2.7m x 2.18m)

**Bathroom** 5'8" x 7'2" (1.73m x 2.18m)



**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?

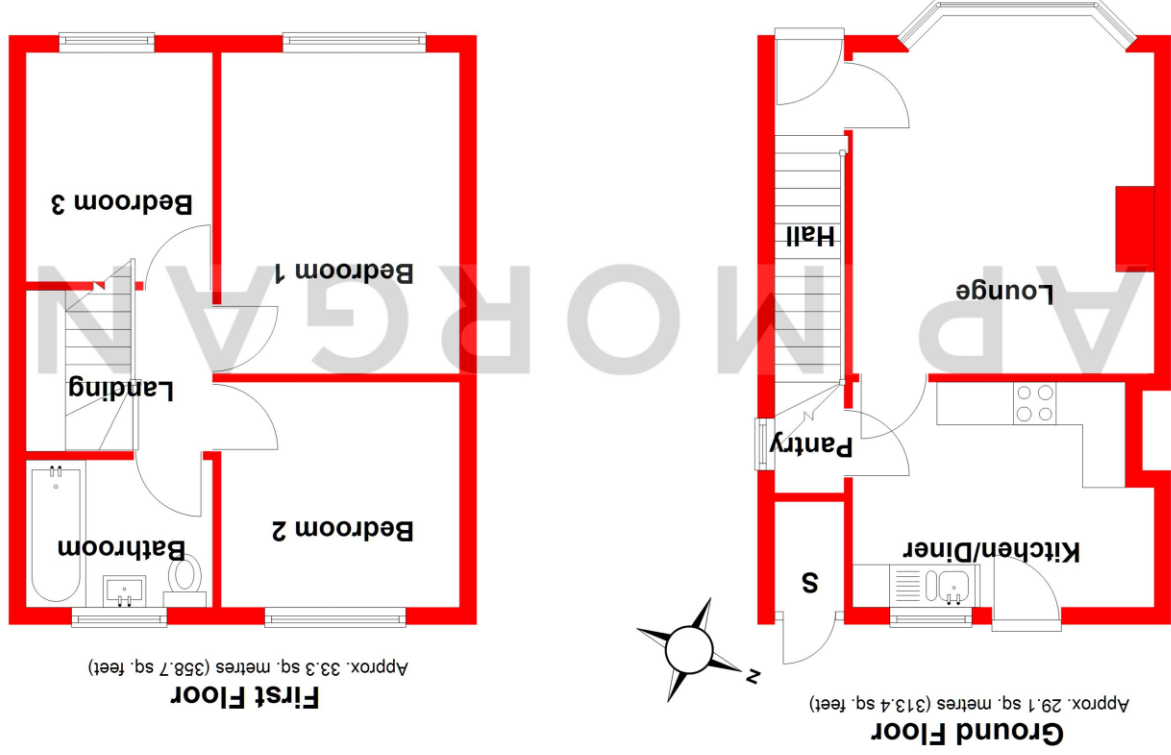
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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### 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 £99 + 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.



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Plan produced using PlanUp.

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