

AP MORGAN



**Coney Green Drive, Longbridge, Birmingham**  
Asking Price £270,000

### Features:

- Spacious semi-detached house
- Three double bedrooms
- Spacious Lounge
- Extended dining room and games room
- Good sized fitted kitchen
- Family bathroom and downstairs W.C
- Driveway and garage
- EPC- D

### Description:

A wonderful opportunity has arisen to purchase a spacious and thoughtfully extended, three-bedroom semi-detached house situated in the popular and sought after area of Longbridge, Birmingham. Perfect for those looking for the ideal family home with plenty of potential for further extension STPP.

Approaching the property there is multi-car driveway which provides access to the attached single car garage. There is also a small garden with large hedgerow running along the border.

Moving inside, the property comprises of a welcoming entrance porch and hallway with understairs cupboard; spacious lounge with large sliding door at the rear leading into the extended dining room; large games room with bar area; good sized fitted kitchen with integrated appliances including fridge, freezer, dishwasher, double oven and gas hob; utility room with space for freestanding appliances as well as a downstairs W.C for added convenience; spacious first floor landing; three double bedrooms with the two larger rooms benefiting from built-in wardrobes and finally a family bathroom with bath and electric overhead shower. The rear garden is a good size comprising of mostly paving with a small lawn area. and a lovely greenhouse for those keen gardeners. the large, paved area is perfect for outdoor furnishings and means the garden is fairly low maintenance. The property benefits from proximity to Longbridge train station. Nearby Longbridge town centre features a wide range of local amenities and shops. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond. Several well-regarded primary and secondary schools are also located nearby.



**Details:**

**Lounge** 26'1" x 11'9" (7.95m x 3.58m)

**Dining Room** 14'9" x 10'9" (4.5m x 3.28m)

**Games Room** 16'2" x 14'9" (4.93m x 4.5m)

**Kitchen** 16'8" x 7'8" (5.08m x 2.34m)

**Utility Room** 8' x 8' (2.44m x 2.44m)

**Garage** 18'6" x 8'1" (5.64m x 2.46m)

**Bedroom One** 12'1" x 10'4" (3.68m x 3.15m)

**Bedroom Two** 12' 10'4" (3.66m)

**Bedroom Three** 9'4" x 8'4" (2.84m x 2.54m)

**Bathroom** 8'2" x 5'9" (2.5m x 1.75m)

**W.C** 4'9" x 2'4" (1.45m x 0.7m)

**EPC Rating:** D

**Council Tax Band:** C (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?

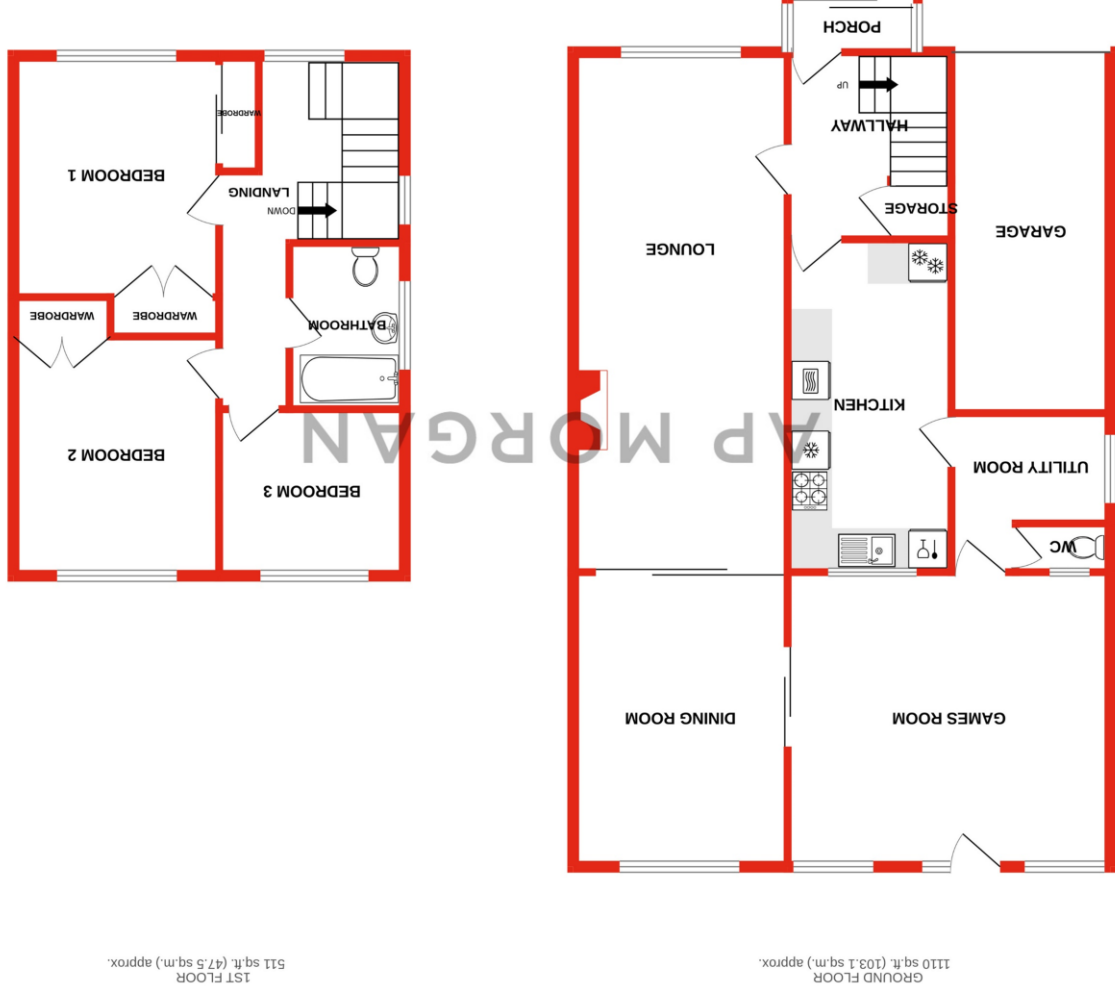
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### 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](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR  
110 sq ft. (103.1 sq.m.) approx.

1ST FLOOR  
511 sq ft. (47.5 sq.m.) approx.

What 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 here not been tested and no guarantee as to their operability or efficiency can be given.  
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