

AP MORGAN



Coombes Lane, Birmingham
Offers in excess of £200,000

Features:

- Open-plan living/dining room
- Three bedrooms
- Gas fireplace
- Off street parking

Description:

This well-presented three-bedroom semi-detached house presents a spacious living room/dining room, two double bedrooms with integral storage, and one single, a bathroom and grass-laid garden.

Upon approach to the property, a shared access driveway leads to the garage, which is equipped with electrical connections, offering a versatile space that could be used as a workshop, home gym, or additional storage.

The ground floor features a spacious open-plan living room and dining area, creating a bright and welcoming atmosphere, enhanced by a charming bay window. The kitchen provides plenty of counter space and access to the garden.

The garden opens to a paved patio area with access to the side of the property.

The first floor presents bedroom one, a large double with plenty of integral storage, Bedroom two, also a large double with integral storage and Bedroom 3, a single, looking to the front. The bathroom presents a washbasin, WC and bath/shower.

Situated in Longbridge approximately 0.5 miles from Longbridge town centre and the shopping park with supermarkets, shops, and restaurants. There is easy access to local transport links with Longbridge Train Station to be able to Access Birmingham City Centre Redditch, Barnt Green & other surrounding Areas and local parks.



Details:

Entrance Hallway

Open Plan Lounge/Dining Room 21'7" x 10'7" (6.58m x 3.23m) Both Max

Kitchen 6'5" x 15' (1.96m x 4.57m) Min excl store area

First Floor Landing

Bedroom One 12'9" x 8'11" (3.89m x 2.72m) Both max

Bedroom Two 8'10" x 9' (2.7m x 2.74m) Both max

Bedroom Three 8'4" x 5'7" (2.54m x 1.7m)

Bathroom 5'7" x 5'5" (1.7m x 1.65m)



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

Property to sell?

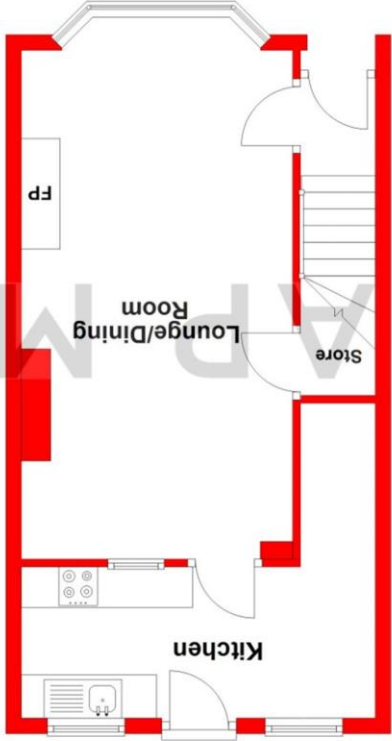
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

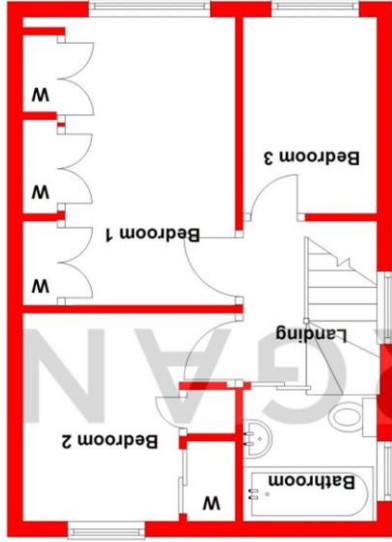
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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, to arrange a survey.



Ground Floor
Approx. 39.7 sq. metres



First Floor
Approx. 29.8 sq. metres

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 Planlup.

Total area: approx. 69.5 sq. metres

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