

AP MORGAN



Coombes Lane, Birmingham
Offers in excess of £280,000

Features:

- 4 Bedroom Semi-Detached Property
- Sought After Location
- Substantial Property
- Spacious Lounge
- Large Landscaped Garden
- Extension Possible STPP
- Recently Fitted Boiler
- Opportunity to Add Value

Description:

Offering bags of potential to add value, the property is approached via a private driveway providing ample off-road parking

Once inside, the ground floor accommodation briefly comprises: an entrance porch leading into the main hall, a bright and well-proportioned lounge, a separate dining room, and a modern kitchen with bay window. There is also a practical utility room with storage cupboard, a generously sized living room, and a versatile ground-floor bedroom complete with en-suite shower room and kitchenette—ideal for guests, extended family, or independent living.

On the first floor are three additional bedrooms, all well-proportioned, and a family bathroom fitted with a contemporary suite.

Moving outside, the property enjoys a well-landscaped rear garden with lawn and patio areas, providing the perfect setting for outdoor dining, entertaining, or simply relaxing.

With its flexible layout, generous proportions, and potential to personalise, this home offers a fantastic opportunity for families or those seeking multi-generational living in a sought-after location.

Perfectly positioned, it is close to a range of local amenities including shops, restaurants, and excellent public transport links, as well as easy access to major motorway networks.

Viewing is highly recommended to appreciate the size, versatility, and potential on offer.



Details:

Porch

Lounge 11'11" x 18'5" (3.63m x 5.61m)

Dining Room 11'11" x 3.13 (3.63m x 3.13)

Utility Room 8'7" x 7'6" (2.62m x 2.29m)

Kitchen 13'5" x 11'9" (4.1m x 3.58m) Both Max

Living Room 20'3" x 11'2" (6.17m x 3.4m)

2nd Kitchen Area 8'10" x 5'10" (2.7m x 1.78m)

Bedroom 4 11'10" x 11'2" (3.6m x 3.4m) Both Max

Bedroom 1 14'1" x 11'5" (4.3m x 3.48m) Both Max

Bedroom 2 11'10" x 10'3" (3.6m x 3.12m)

Bedroom 3 7'9" x 6' (2.36m x 1.83m)

Bathroom 7'7" x 7'6" (2.3m x 2.29m)

EPC Rating: To be confirmed

Council Tax Band: C (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us
on 0121 827 6827.



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