

AP MORGAN



Coombes Lane, Birmingham, West Midlands
Offers in excess of £290,000

Features:

- A well-presented semi-detached family home
- Three generously sized bedrooms
- A fantastic open-plan lounge, dining, and kitchen area
- Family shower room
- Sizeable rear garden, with side access
- Driveway, providing off-road parking for multiple vehicles
- Well situated near Longbridge Centre

Description:

Welcoming you to this well-presented semi-detached family home, offering three generously sized bedrooms, a fantastic open-plan lounge, dining, and kitchen area, as well as the benefit of a multi-car driveway, situated near Longbridge Centre.

On arrival, the property offers a driveway suitable for multiple vehicles and a side entrance providing access to the rear garden.

On entry, the ground floor leads you into the porch, followed by a hallway that includes a storage cupboard. This then opens into a generously sized lounge featuring a fireplace and a large bay window, allowing the space to feel bright and airy. The lounge is open plan to the dining area, providing an excellent space for a family dining table. The dining area also includes a built-in unit for a fridge/freezer and sliding doors leading out to the rear garden. This space flows seamlessly into the kitchen, which offers ample storage, an integrated dishwasher, double oven, an electric hob with extractor hood, and a breakfast bar.

The first floor comprises a landing leading to the first bedroom — a generous double with a feature fireplace — the second double bedroom with a bay window, and a third bedroom, a spacious single. All bedrooms offer excellent comfort and storage options. The shower room is well-equipped with a toilet, a wash basin with under-sink storage, and a walk-in shower.

The rear garden is initially paved, creating an ideal area for outdoor furniture and dining. A path leads down the side of the garden to a large shed, offering additional storage. The remainder of the garden is laid to lawn with fenced borders.



Situated in Longbridge, this property is less than a mile from the Longbridge Shopping Centre, offering an assortment of amenities including shopping, bars and restaurants, along with the local bus and railway stations. Additionally, the M5 and M42 motorways are easily accessible.

Details:

Porch 2'9" x 6'1" (0.84m x 1.85m)

Hall

Lounge 10'9" x 10'10" (3.28m x 3.3m)

Dining Area 12'4" x 10'10" (3.76m x 3.3m)

Kitchen 9'3" x 7'4" (2.82m x 2.24m)

Landing

Bedroom 1 12'5" x 10'10" (3.78m x 3.3m)

Bedroom 2 10'7" x 10'10" (3.23m x 3.3m)

Bedroom 3 9'3" x 7'4" (2.82m x 2.24m)

Shower Room 7'7" x 6'2" (2.3m x 1.88m)

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.



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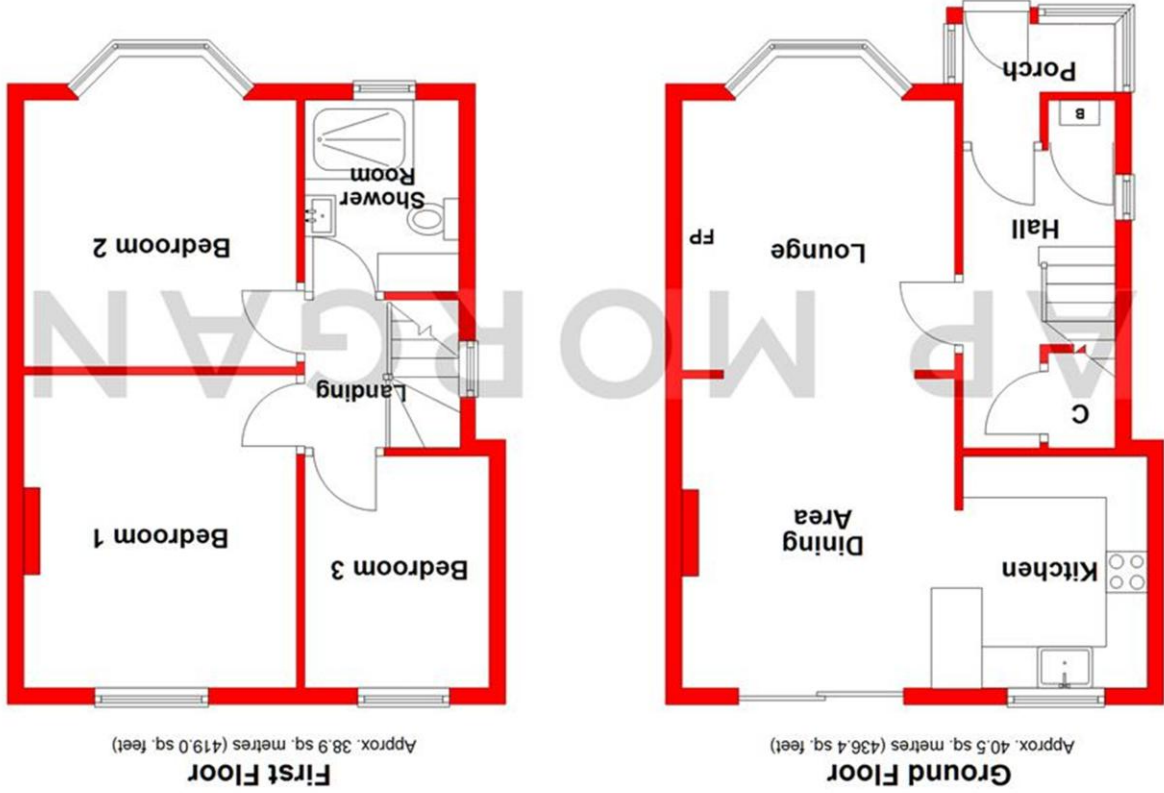
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Plan produced using Planlup.

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