



# Longbridge Lane, Longbridge

## Offers Around £300,000

- HALLWAY
- EXTENDED KITCHEN
- BATHROOM
- REAR DETACHED DOUBLE GARAGE/WORKSHOP
- COMMERCIAL POTENTIAL
- TWO RECEPTION ROOMS
- THREE BEDROOMS
- SIDE & REAR GARDENS
- EXTENSION & DEVELOPMENT POTENTIAL
- IDEAL DENTIST/NURSERY/MECHANIC SUBJECT TO PLANNING & USAGE



Located on the corner of Coombes Lane and Longbridge Lane this three bedroom semi detached house is set on a wide corner plot with large double detached workshop/garage. Offering huge potential for extension/conversion or commercial use, subject to relevant planning and change of usage.

The whole area has been the subject of a recent improvement programme including the redevelopment of the Rover car works with the exciting and vibrant Longbridge Village Development with excellent shopping and recreational facilities.

Nearby is Longbridge Railway Station with regular commuter services into Birmingham City Centre and University for the Queen Elizabeth Hospital.

A most versatile and excellent location therefore for this semi detached property which sits privately back from the road behind a hedged and lawned foregarden with gated access leading to a UPVC double glazed front door opening into the

### **PORCH**

Having part glazed door into the

### **HALLWAY**

Having stairs rising to the first floor accommodation, ceiling light point, central heating radiator and doorways into the lounge and

### **DINING ROOM**

**14'10 into bay x 11'9 (4.52m into bay x 3.58m)**



Having UPVC double glazed bay window to the front, ceiling light point and fireplace with gas fire

### **LOUNGE**

**20'2 x 11'10 max (6.15m x 3.61m max)**

Having UPVC double glazed window to the side, two ceiling light points, central heating radiator and doorway into the

### **EXTENDED KITCHEN**

**19'9 x 6'5 (6.02m x 1.96m)**



Having wall and base units with work surfaces over, inset sink and drainer, space for cooker, fridge freezer and washing machine, two ceiling light points and UPVC double glazed windows and door to the rear

### **LANDING**

Having doors to three bedrooms and bathroom

### **BEDROOM 1**

**11'11 x 11'10 (3.63m x 3.61m)**



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in wardrobes

### **BEDROOM 2**

**11'11 x 11'10 (3.63m x 3.61m)**

Having UPVC double glazed window to the rear, ceiling light point and central heating radiator

### **BEDROOM 3**

**7'11 x 6'6 (2.41m x 1.98m)**

Having UPVC double glazed window to the front, ceiling light point and central heating radiator



## BATHROOM



Having panelled bath with shower over, low level WC, pedestal wash hand basin, ceramic wall tiles, ceiling light point, central heating radiator and UPVC double glazed window to the rear

## SIDE & REAR GARDEN

Having paved patio area, side lawn, hedges to front and side boundaries, gated side access to rear driveway and workshop/garage

## DOUBLE DETACHED GARAGE/WORKSHOP 21'4 x 21'1 (6.50m x 6.43m)

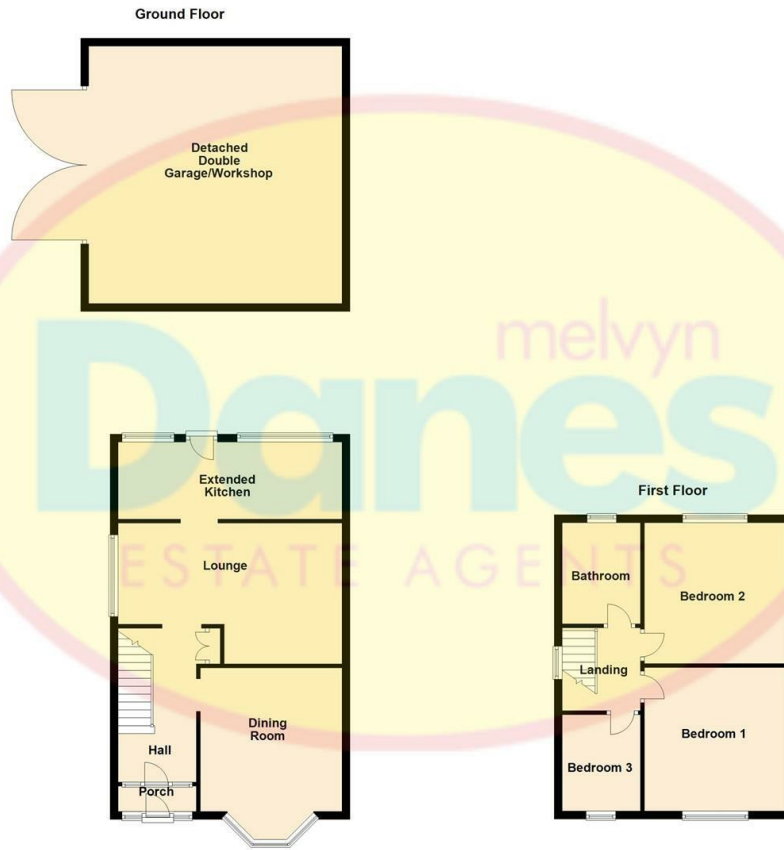


Having light and power, water and drainage and double doors to the driveway



## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



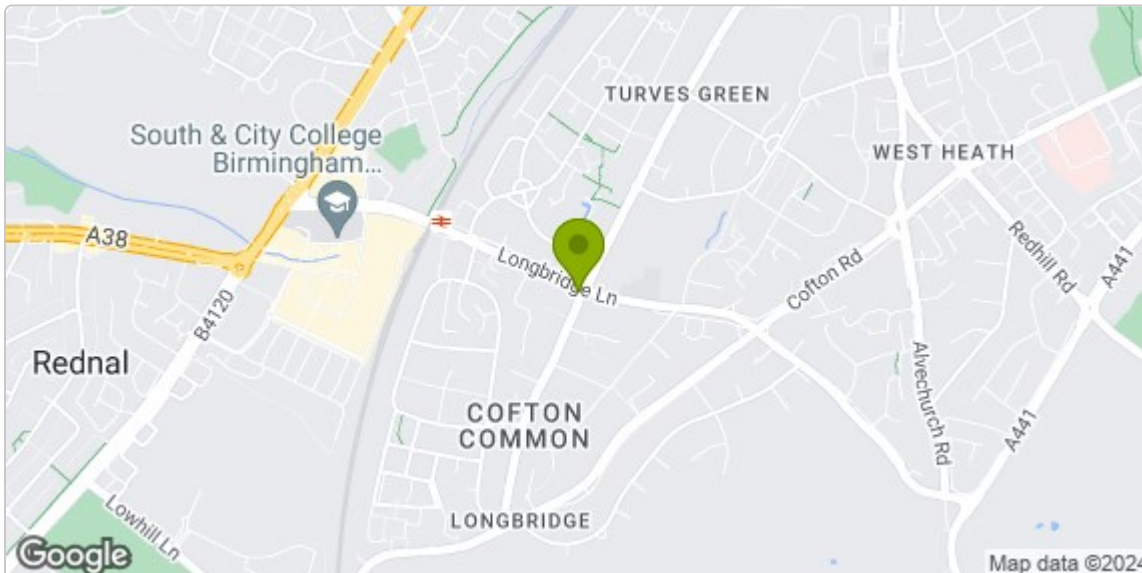
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** B

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
 213 Longbridge Lane  
 Longbridge Birmingham B31  
 4JX

**Council Tax Band:** B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	