



Coombes Lane, Longbridge

Offers Around £235,000

- HALLWAY
- DINING ROOM
- THREE BEDROOMS
- LARGE REAR GARDEN
- CONVENIENT LOCATION
- LOUNGE
- EXTENDED & REFITTED KITCHEN
- BATHROOM
- FRONT DRIVEWAY

Coombes Lane connects Grovely Lane and Longbridge Lane.

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.

An excellent location therefore for this well presented and extended end of terraced property which sits back from the road behind a front driveway with lawned garden leading to a canopy porch with a UPVC double glazed front door opening into the

HALLWAY

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

LOUNGE

45'11" x 19'8" into bay x 36'1" x 19'8" (14'6" into bay x 11'6")



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

DINING ROOM

11'7" x 9'11" (3.53m x 3.02m)



Having ceiling light point, central heating radiator and open access into the

EXTENDED & REFITTED KITCHEN DINER

13'10" x 8'0" (4.22m x 2.44m)



Having a modern range of wall, drawer and base units with work surfaces over incorporating sink and drainer with mixer tap, four ring gas hob with extractor over and oven beneath, integrated washing machine and fridge freezer, ceramic wall tiles, ceiling light point and UPVC double glazed windows and doors to the rear garden

LANDING

Having UPVC double glazed window to the side, ceiling light point and doors to three bedrooms and bathroom

BEDROOM 1

12'4" x 8'11" (3.76m x 2.72m)



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

BEDROOM 2
10' x 8'10 (3.05m x 2.69m)



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

BEDROOM 3
9'1 x 6'0 (2.77m x 1.83m)

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

BATHROOM



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

LARGE REAR GARDEN

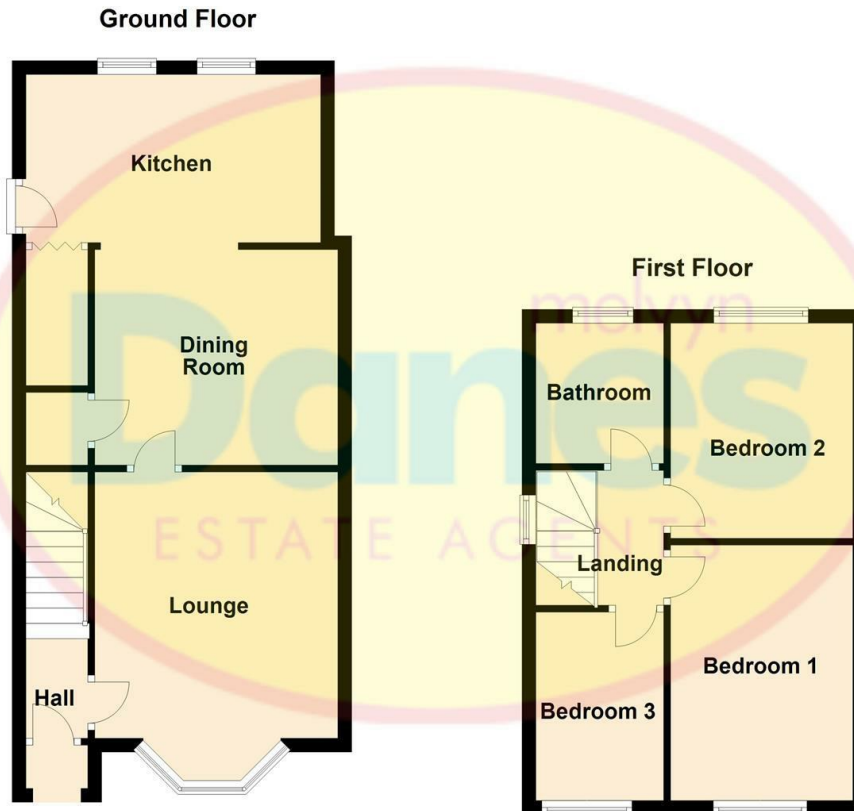


Having patio area leading to lawn with fencing to boundaries and gated side access



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.



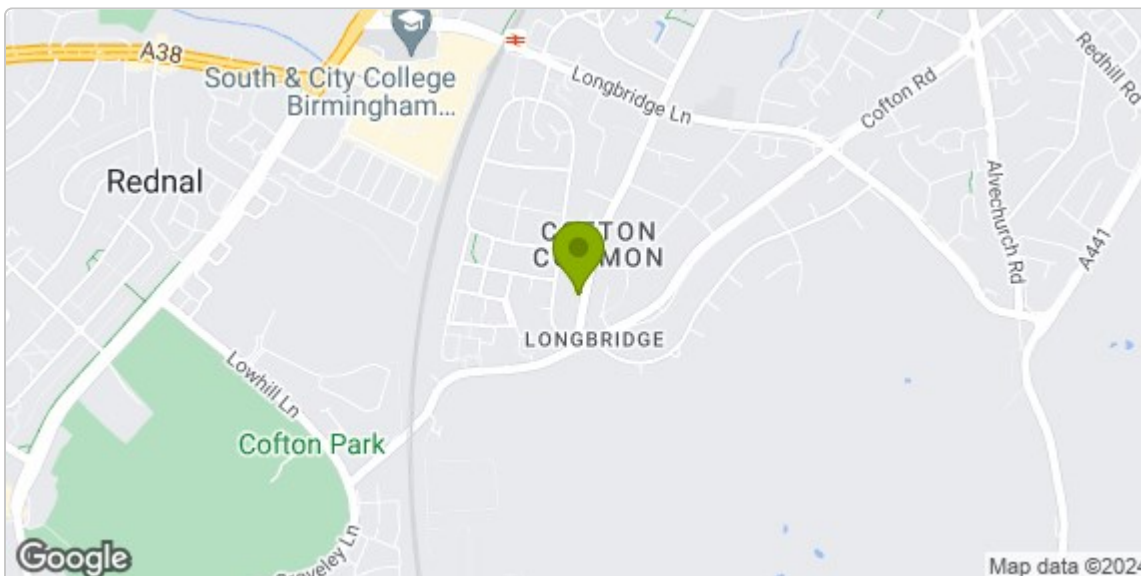
TENURE: We are advised that the property is Freehold

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:
131 Coombes Lane
Longbridge Birmingham B31
4QU

Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	