



melvyn  
**Danes**  
ESTATE AGENTS

Coombes Lane  
Longbridge  
Offers Around £250,000



## Description

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 very well presented semi detached property sat on a wide corner plot with potential for extension subject to planning permissions. Set back from the road via a large gravel driveway, a UPVC door opens into the hallway with stairs to the first floor accommodation and door into the lounge with UPVC double glazed bay window to the front and door into the modern kitchen diner with window and door to the rear garden.

On the first floor there are three bedrooms and a modern bathroom.

The rear and side gardens have a paved patio leading to lawn with gated side access, fencing to boundaries and timber summer house.





## Accommodation

### HALLWAY

### LOUNGE

13'10 into bay x 11'8 (4.22m into bay x 3.56m)

### MODERN KITCHEN DINER

14'7 x 9'9 (4.45m x 2.97m)

### BEDROOM 1

12'5 x 8'11 (3.78m x 2.72m)

### BEDROOM 2

9'11 x 8'11 (3.02m x 2.72m)

### BATHROOM

### LOW MAINTENANCE REAR GARDEN

### FRONT DRIVEWAY





TENURE: We are advised that the property is freehold.

BROADBAND: We understand that the standard broadband download speed at the property is around 6 Mbps, however please note that results will vary depending on the time a speed test is carried out. The estimated fastest download speed currently achievable for the property post code area is around 1000 Mbps. Data taken from checker.ofcom.org.uk on 17/07/2025. Actual service availability at the property or speeds received may be different.

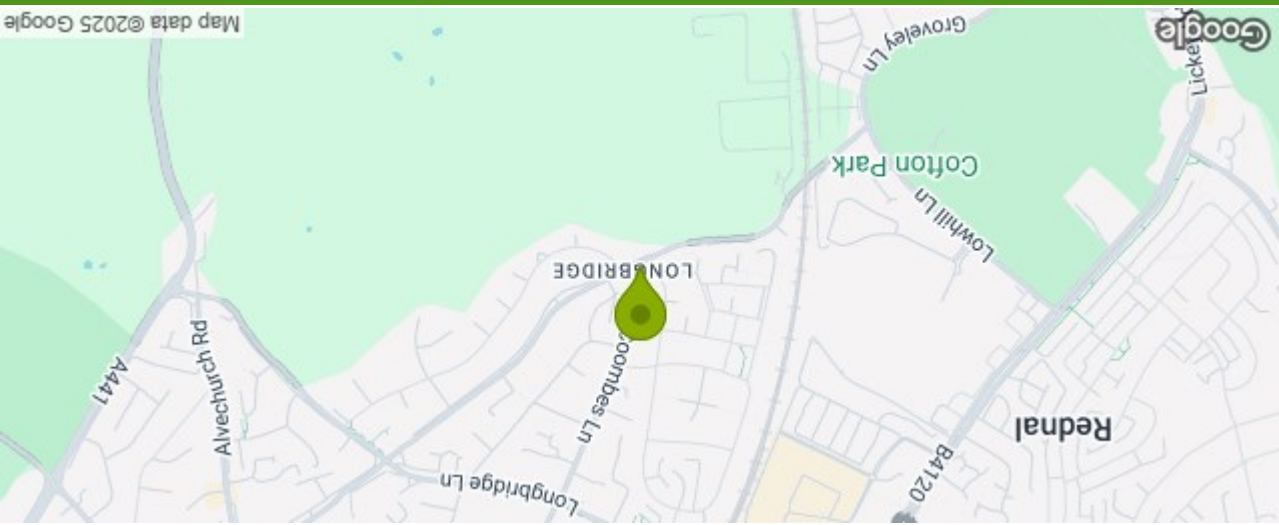
MOBILE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ofcom.org.uk on 17/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

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

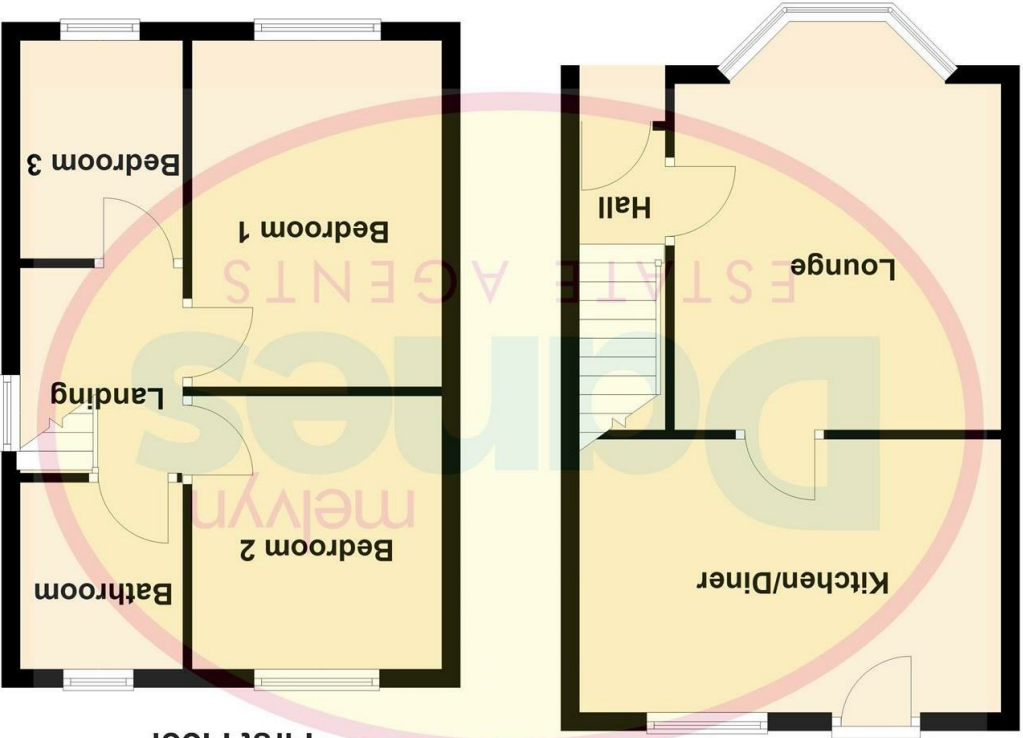
These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective 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: Under anti-money laundering legislation, we are obliged to confirm the identity of individuals and companies and the beneficial owners of organisations and trusts before accepting new instructions, and to review this from time to time. To avoid the need to request detailed identity information from vendors and intending purchasers, we may use approved external services which review publicly available information on companies and individuals. However, should those checks, for any reason, fail adequately to confirm identity, we may write to you to ask for identification evidence. If you do not provide satisfactory evidence or information within a reasonable time, we may have to stop acting for you and we would ask for your co-operation in order that there will be no delay in agreeing a sale. Any purchaser who has a provisional offer accepted via this company will be liable to pay a purchase administration fee of £25 inclusive of VAT to cover these checks.

REFERRAL FEES: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



## Ground Floor



165 Coombes Lane Longbridge Birmingham B31 4QU  
Council Tax Band: B

Energy Efficiency Rating		
Very energy efficient - lower running costs	A	(92 plus)
	B	(81-91)
Not energy efficient - higher running costs	C	(69-80)
	D	(55-68)
	E	(39-54)
	F	(21-38)
	G	(1-20)
EU Directive 2002/91/EC		
Current	57	Potential
England & Wales		

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.