



Danes
melvyn
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)

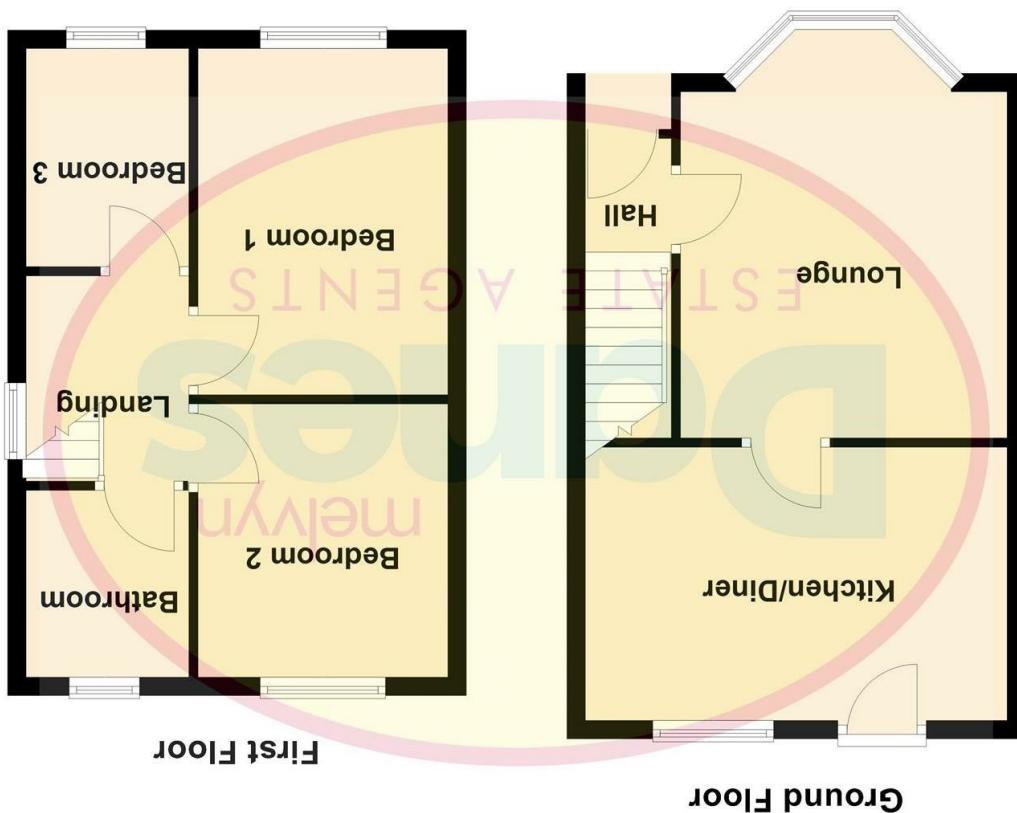
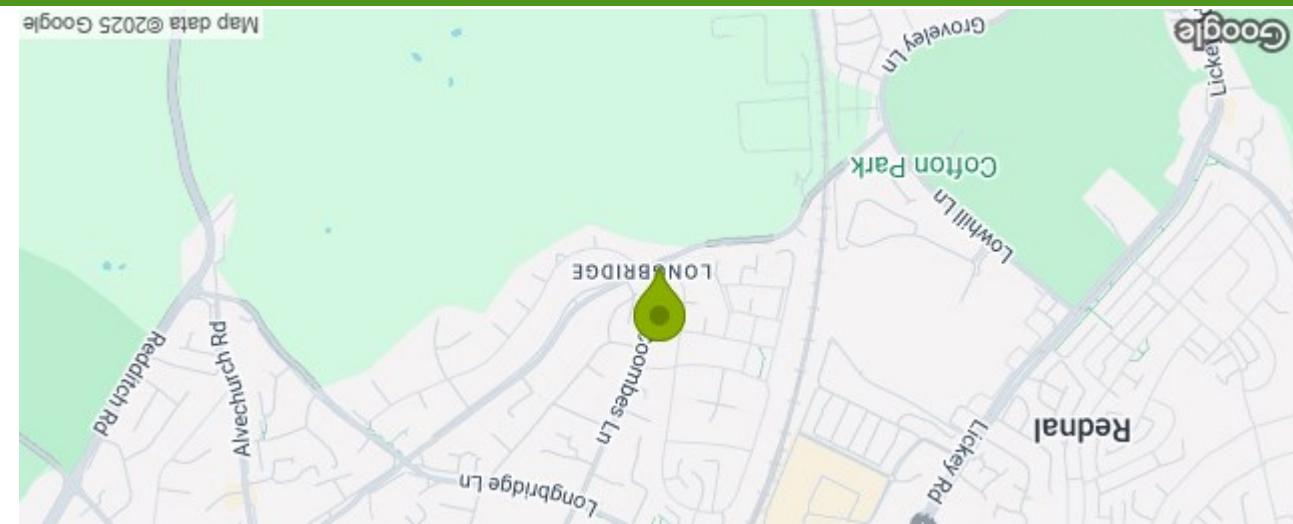
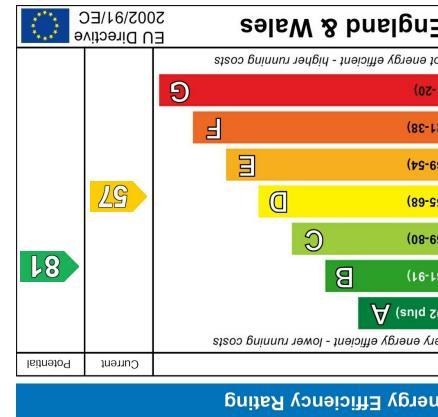
BATHROOM

LOW MAINTENANCE REAR GARDEN

FRONT DRIVEWAY



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.



the services of the recommended provider. **RECOMMENDED PROVIDER**: We may refer you to recommended providers of certain services such as laundry/accom., laundry, Services and Laundry.

NOTABLE: We understand that the property is likely to have limited current mobile coverage (data taken from checker.ocf.com.org.uk on 10/07/2025). Please note that actual services available may be different depending on the particular circumstances, precise location and network outages.

BOARDWALK: 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 of day. A speed dependent on the time of day, the speed of the provider, the number of users on the network, and the number of devices connected to the network. Actual service availability at the property or speeds received may differ.

ENDURE: We are advised that the property is freehold.