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**62 Coombes Lane  
Longbridge  
Birmingham  
B31 4QS**

**Offers Over £260,000**

**Three Bedroom Semi-Detached  
Lounge/Diner  
Kitchen  
Double Glazing & Central Heating  
Garage & Driveway Parking  
Long rear garden  
No Chain  
Freehold**

**GORDON JONES ARE PLEASED TO PRESENT THIS THREE BEDROOM SEMI-DETACHED FAMILY HOME. LOCATED IN A POPULAR RESIDENTIAL AREA CLOSE TO ALL AMENITIES.**

This property is immaculately presented throughout and briefly comprises of a Hallway, Lounge/Diner, Kitchen, Three Bedrooms, Shower Room. Attractive long rear garden laid to lawn with mature shrub borders. Garage and Driveway parking for several cars. The property benefits from Gas Central Heating and Double Glazing. No Chain.

\*\*\*\*\*VIEWING BY APPOINTMENT ONLY\*\*\*\*\*



**Approached via a large block paved driveway with shrub border to the front.**

**PORCH ENTRANCE**

Double-glazed porch entrance door to.

**HALLWAY**

**12'05" x 5'11" 3.75m x 1.80m**

Double-glazed entrance door with opaque double-glazed window to side elevation. Built in cupboard for coats, under stairs storage housing consumer unit and meters. Gas central heating radiator. Stairs to first floor and doors to.

**KITCHEN**

**9'06" x 7'04" 2.89m x 2.23m**

Double-glazed window to rear elevation, double-glazed door leading to rear porch entrance. Wall, base and draw gloss finish units with splashbacks. Inset sink unit with mixer tap, integrated gas hob with electric oven below, extractor fan. Cupboard housing Worcester combi boiler. Space and plumbing for washing machine.

**LOUNGE/DINER**

**10'11" x 25'08" 3.32m x 7.82m**

Double-glazed bay window to front elevation. Double-glazed patio doors to rear elevation leading out to patio and garden. Wooden fire Surround with inset living flame gas fire. Two gas central heating radiators.

**BEDROOM ONE**

**13'04" (into bay) x 9'0" to wardrobes. 4.06m (into bay) x 2.74m to wardrobes.**

Double-glazed bay window to front elevation. Built-in wardrobes and gas central heating radiator.

**BEDROOM TWO**

**12'06" x 10'11" 3.81m x 3.32m**

Double-glazed window to rear elevation. Gas central heating radiator.

**BEDROOM THREE**

**9'07" x 7'05" 2.92m x 2.26m**

Double-glazed window to rear elevation. Gas central heating radiator.

**SHOWER ROOM**

**5'09" x 5'11" 1.75m x 1.80m**

Double-glazed opaque window to front elevation. Corner walk-in shower. Vanity unit housing wash hand basin with mixer tap. Low level flush W.C. Built-in storage & airing cupboard. Fully tiled walls.

**GARAGE**

**18'01" x 9'05" 5.51m x 2.87m**

Concrete Garage with metal up & over door with lighting, side door access to garden.

**GARDEN**

Attractive long Garden laid with lawn and mature shrubs.

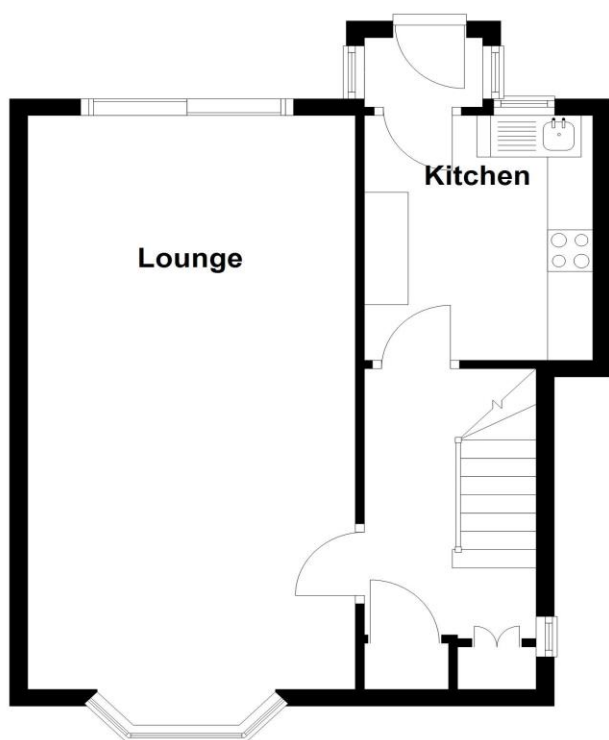
**EPC RATING – D**

**COUNCIL TAX BAND – C**

## **FLOOR PLAN**

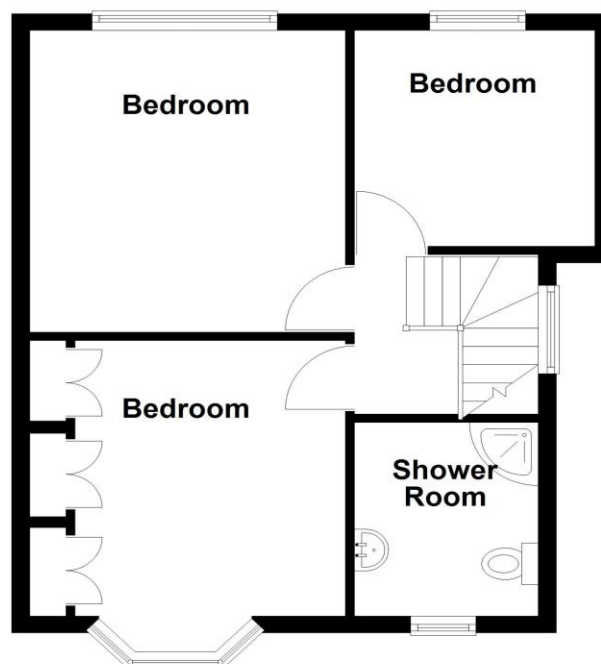
### **Ground Floor**

Approx. 42.2 sq. metres (453.7 sq. feet)



### **First Floor**

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a laser distance meter or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.