





Coombes Lane, Longbridge, Birmingham, B31 4QX  
£435,000

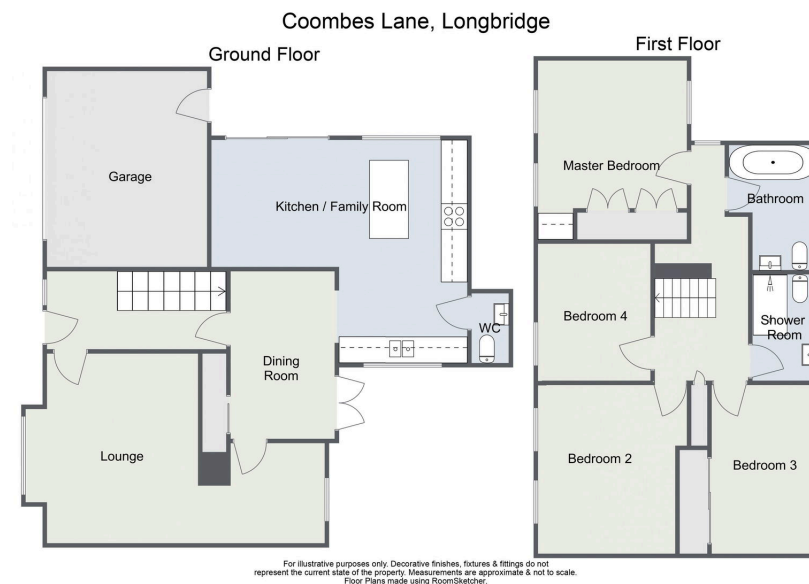
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- Four Bedrooms
- Spacious Lounge
- Family Bathroom
- South Facing Rear Garden
- Double Garage & Second Garage
- Modern Open Plan Kitchen / Family Room
- Dining Room
- Shower Room
- Block Paved Driveway for Off Road Parking
- Entrance Hall





**Introducing this stunning and contemporary four-bedroom semi-detached home, perfectly positioned on a generous corner plot and brimming with potential.**

Boasting a stylish block-paved driveway with ample off-road parking and a double garage, this home offers both practicality and kerb appeal. Inside, you'll find a spacious lounge, a sleek and modern kitchen/family room, a versatile second reception room and a sizeable south-facing rear garden, offering plenty of sunlight and space for outdoor living and future enhancements.

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
<b>17 Coombes Lane</b> <b>BIRMINGHAM</b> <b>B15 4DZ</b>	<b>Energy rating</b> <div style="font-size: 2em; font-weight: bold; text-align: center;">C</div>	<b>Valid until:</b> 30 April 2035 <b>Certificate number:</b> 0055-1207-4765-3938-0004
<b>Property type</b> Semi-detached house <b>Total floor area</b> 131 square metres		
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. <a href="#">You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a>		
<b>Energy rating and score</b> This property's energy rating is C. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency.</a>		
<div style="display: flex; align-items: center;"> <div style="flex: 1;"> </div> <div style="flex: 1; font-size: small;"> <p>The graph shows this property's current and potential energy rating.</p> <p><b>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</b></p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p> </div> </div>		

<https://find-energy-certificate.service.gov.uk/energy-certificate/0055-1207-4765-3938-0004/print-flow>

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For more information on this house or to arrange a viewing please call the office on:

**0121 453 4349**

Alternatively, you can scan the QR to view all of the details of this property online.



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