

AP MORGAN



Coney Green Drive, Birmingham
Offers in the Region Of £175,000

Features:

- Available With No Onward Chain
- A Deceptively Spacious 2/3 Bedroom Bungalow
- Situated In The Austin Village Conservation Area
- Adapted For Ease Of Living With Limited Mobility, Including Wet Room
- Off Road Parking
- Good-Sized Rear Garden
- Well Positioned For Access To Local Amenities
- EPC: E

Description:

A delightful, deceptively spacious 2/3 bedroom bungalow situated in the highly desirable Austin Village Conservation Area. Benefitting from off-road parking, a good-sized rear garden and ample built-in storage throughout. The single-storey layout and inclusion of a modern wet-room mean the property is very suitable for those with limited mobility.

In brief, the property comprises of the following: a glazed entrance porch opens on to the large reception room with gas fireplace. The first bedroom is situated adjacent to the lounge and benefits from built-in storage, in turn opening to a potential third bedroom or walk-in wardrobe to the front of the property. Following on from the lounge, separated by a glazed interior wall is the dining room, which the second bedroom with further built-in storage is placed adjacent to. The kitchen is positioned to the rear of the property with a step down from the dining room, and benefits from plenty of work surface space.

To the front of the property is a driveway providing off-road parking for a single vehicle and a compact lawn. A side passage allows direct access to the rear garden without passing through the property itself. The rear garden comprises of a raised, paved patio area with steps rising to the rear entrance, whilst the remaining space is largely laid to lawn with planted shrubbery along the borders.

Situated in the Austin Village Conservation Area, the property occupies an enviable position on a quiet, leafy residential street, whilst still benefitting from proximity to local shops and amenities in Longbridge Town Centre, including Longbridge Train Station. Northfield Town Centre also provides additional shopping opportunities slightly further away. The property is also conveniently positioned for travel via road to Birmingham city centre, the M5 and M42 motorways, and beyond.



Details:

Lounge

19' 8" x 9' 10" (6m x 3m)

Dining Room

14' 9" x 9' 10" (4.5m x 3m)

Kitchen

7' 0" x 16' 9" (2.13m x 5.10m)

Bedroom 1

13' 1" x 9' 10" (4m x 3m)

Bedroom 2

8' 2" x 9' 10" (2.5m x 3m) MAX

Potential Bedroom 3

5' 3" x 8' 2" (1.59m x 2.5m)

Wet Room

6' 0" x 9' 10" (1.83m x 3m)



EPC Rating: E

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 827 6827.

How can we help you?

Need a mortgage?

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01218276827, or visit their website for more information: www.morgants.co.uk

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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

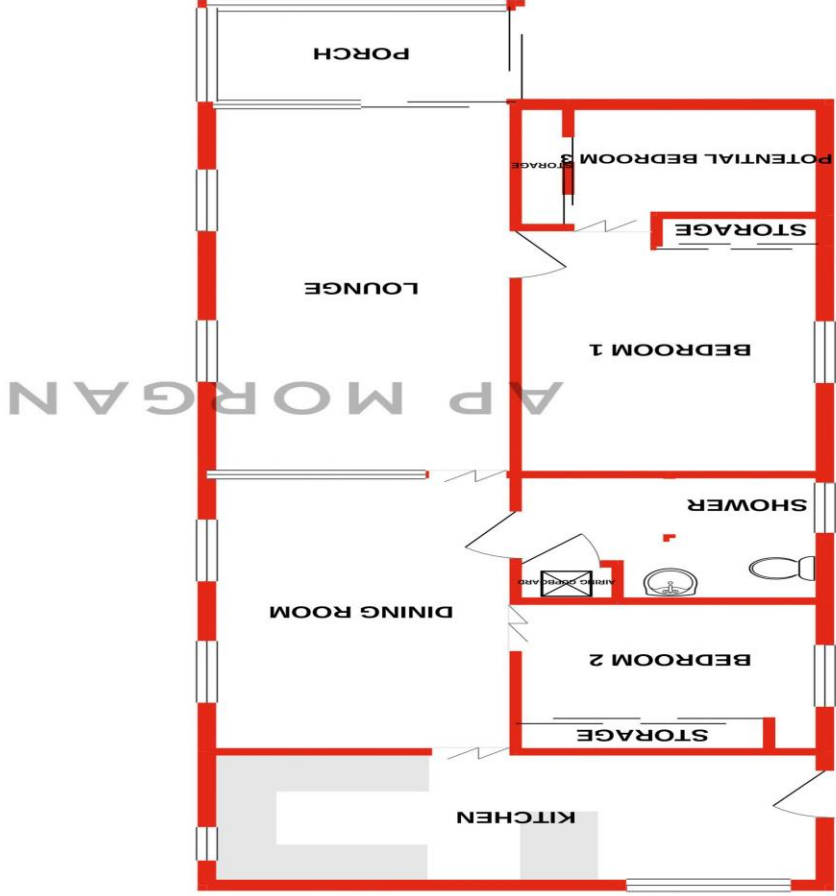
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Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubereovals.co.uk, to arrange a survey.

GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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