

18 Coombe Road

Solihull, B90 3DS





THREE BEDROOM SEMI DETACHED RESIDENCE

- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN
- EXCELLENT LOCAL SCHOOLS
- CONSERVATORY
- GARAGE
- LOG BURNER
- CLOSE TO LOCAL AMENITIES
- PERFECT FOR FIRST TIME BUYERS
- DRIVEWAY FOR TWO CARS

This three bedroom home is set in a popular part of Shirley with excellent local schools. The property briefly comprises of a through lounge/dining room, kitchen, garage, three bedrooms and a family bathroom. It also benefits from gas central heating and double glazing throughout. There is a driveway for two cars and a rear garden which is mainly laid to lawn with trees and shrubbery.



APPROACH

Approach via a tarmac driveway for two cars.

PORCH

With light and tiled floor.

HALLWAY

Wooden flooring and an open storage area under the stairs.

LOUNGE/DINER

An attractive, spacious through lounge/diner. Bay window to front and patio doors to rear to Conservatory. Log burner and log storage feature fireplace, both with attractive wooden shelves above.

CONSERVATORY

With doors to rear garden.

KITCHEN

Window to rear. Gas hob, electric double oven, one and a half sink and drainer, integrated dishwasher and fridge. Space for washing machine. Spotlights and a tiled floor.

LANDING

With loft hatch and window to side.

MASTER BEDROOM

A double sized room with window to front.

BEDROOM TWO

A second double sized room with window to rear.

BEDROOM THREE

Single sized room with window to front.

BATHROOM

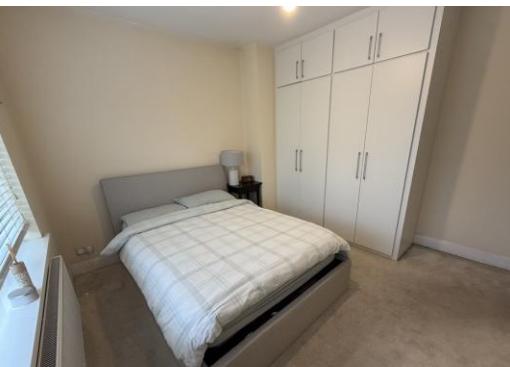
Low level WC, sink and bath with shower over, heated towel rail, tiled floor and spotlights. Window to rear.

REAR GARDEN

Mainly laid to lawn with shrubbery and trees.









Offers Over £360,000

TENURE:

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Ground Floor
Approximate Floor Area
719 sq. ft
(66.83 sq. m)

First Floor
Approximate Floor Area
391 sq. ft
(36.36 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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Floorplan – For identification purposes only



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