



£800 Per Month

Digby Road, Coleshill, North Warwickshire, B46 3NN

- Available Now
- One Bedroom
- Refurbished Throughout
- Modern Appliances
- Sensor Operated Lights
- Second Floor Flat
- Private Downstairs Storage Shed
- Communal Bin Area
- Communal Drying Area
- Communal Gardens

EPC Rating

Current: D
Potential: C

Council tax band

Band = A

*** AVAILABLE NOW * REFURBISHED TO A HIGH
STANDARD * GREAT LOCATION ***

***** CALL PRIME ESTATES CASTLE BROMWICH
0121 748 7272 to arrange a viewing *****

This ONE BEDROOM second floor apartment has been refurbished throughout to create a stunning modern apartment set in the village location of Coleshill in North Warwickshire. The property will suit someone looking to live in a quiet, historical area with local walks, pubs, restaurants or access to the main commuting routes, NEC or Birmingham Airport.

Call now to register your interest before its snapped up.
Energy Efficiency Rating:-D

Coleshill Location

The town is close to the M6, M6 Toll and M42 motorways. It is on Junction 4 of the M6, with Birmingham City Centre at Junction 6, Sutton Coldfield J5, Nuneaton, Bedworth and Coventry North at J3 and Coventry East at Junction 2. The town is connected to East Birmingham by the B4114 Road which subsequently creates a road connection into the City Centre. There is also a route to Coventry via the A446, which becomes the A452 just before the A45 road junction at Stonebridge, West Midlands. The A4114 road now takes you to the city centre ring road A4053 after the A45 was diverted to run south of Coventry acting as a bypass.

Until 2007, the town's nearest railway station was at Water Orton, some 2.5 miles (4 km) to the north-west, but a new station opened as Coleshill Parkway, adjacent to the old Forge Mills site and about 1.25 miles (2 km) east of Water Orton. It is on the Birmingham to Peterborough Line and is

served half hourly by CrossCountry as part of their service between Birmingham, Nuneaton, Leicester, Peterborough, Cambridge and Stansted Airport.

A number of bus routes serve the town, including one to Birmingham, the Number X70 Route which terminates in Chelmsley Wood operated by National Express West Midlands. The new railway station also has an interchange serving a direct Sutton Coldfield – Coleshill - Birmingham Airport bus connection.

Coleshill Town

An ancient coaching town, Coleshill retains its original character in a steep main street with many interesting and exclusive shops and features. The historic coaching inns are now joined by excellent restaurants like Rajrani, coffee shops and hotels being ideal staging posts as you wander around the town. Did you know that Typhoo Tea and Brylcreem were invented here? City and countryside really do meet in Coleshill. Minutes from the NEC and Birmingham airport, in Coleshill you can instantly feel relaxed – turn your back on the stresses of urban life and soak up the heritage of this charming market town. Stroll to the Market Square to see the Pillory and Whipping Post outside the old market hall once used to punish drunks, and bakers who sold underweight loaves. The church of St Peter and St Paul has a 52 metre high steeple, one of the finest in Warwickshire, dating from the 13th century. Inside there is a 12th century font of Norman origin, which is one of the finest examples in the country. There are also medieval table tombs with effigies of Knights, including John de Clinton.

Walk up towards Packington Lane to see one of only 14 post boxes in the country with the Royal

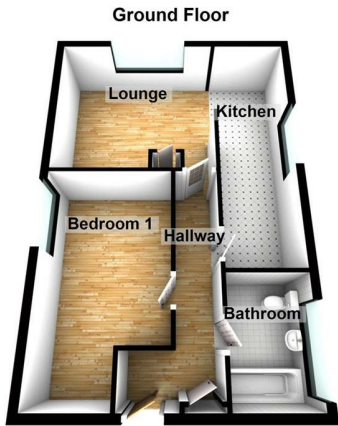
operated spotlights inset to the ceiling and a double glazed window to the side. Door to the side allowing access back into the entrance hallway.

14'5" (max) 10'11" (min) x 9'4"(max) 5'7"(min) (4.39m (max) 3.33m (min) x 2.84m(max) 1.70m(min))

Double glazed window to the side, decorative coving finish to the ceiling, wall mounted storage heater, grey wood effect flooring and a double glazed window to the side.

11'5" x 8'10" (3.48m x 2.69m)

Suite comprised of a panelled bath with an electric shower over and shower screen to the side, concealed flush WC inset to the vanity units/storage area to one wall, with a roll edge work surface over and a designer glass bowl wash hand basin with a mixer tap over. Decorative coving finish to the ceiling, partly tiled walls with a decorative grey trim, ladder style radiator, and stone effect tiling to the floor area. Extractor fan inset to the wall, sensor operated spotlights to the ceiling, decorative coving finish to the ceiling and a double glazed window to the side.



The property has communal gardens surrounding with drying areas, bin areas, and a private brick built secure storage shed allocated to each flat. Secure intercom access to the communal entrance area leading to the communal entrance hallway and stairs rising to the second floor area. Private secure door allowing access to:-

Storage cupboard housing the utility meters and loft access hatch area, grey wood effect flooring, Decorative coving finish to the ceiling, wall mounted storage heater and rooms to:-

12'11" x 12' (3.94m x 3.66m)

Double glazed window to the rear, storage cupboard housing the water tank, decorative coving finish to the ceiling and grey wood effect flooring. Wall mounted storage heater and a modern style fire surround with a log/flame effect electric heater. Open plan to:-

19'1" x 5'10" (5.82m x 1.78m)

Range of base units with roll edge work surfaces over incorporating a sink and drainer unit with a mixer tap over. Under unit oven with an electric hob over, stainless steel effect splash back and a stainless steel effect extractor above. Partly tiled walls, and further grey stone effect tiling to the floor with matching up stands to the lower exposed wall areas. Divide to the kitchen creating a utility area with plumbing for a washing machine and a roll edge work surface over. Decorative coving finish to the ceiling, sensor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		59	77
England & Wales EU Directive 2002/91/EC 			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		44	60
England & Wales EU Directive 2002/91/EC 			



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