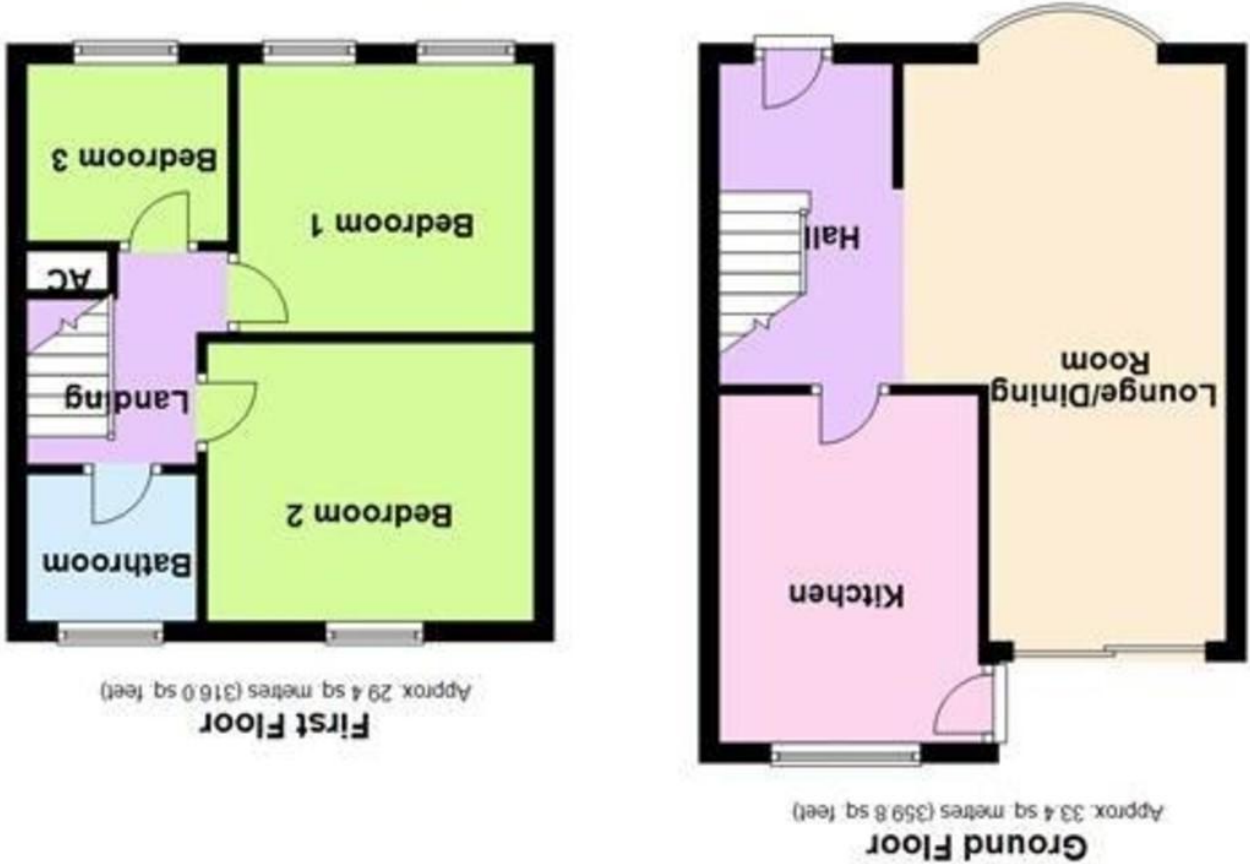


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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Plan produced using PlanUp

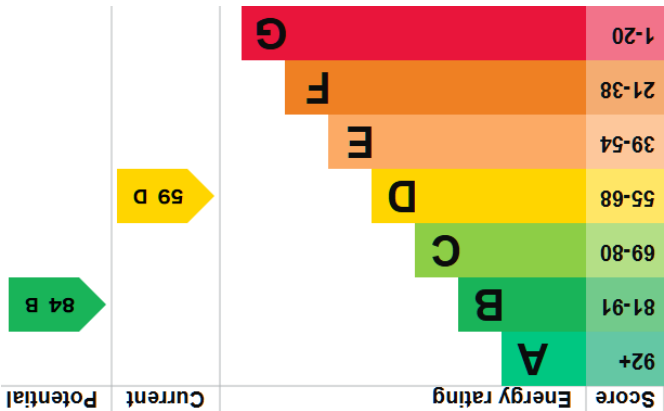


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyor.



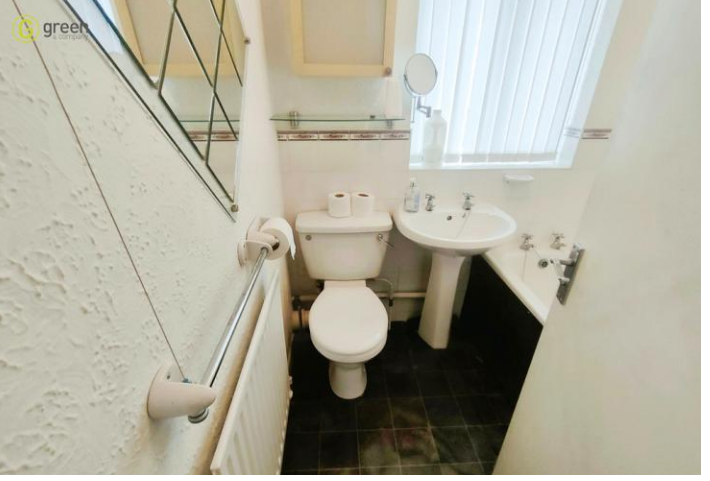
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- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- GARAGE
- OPEN PLAN LOUNGE DINER
- IDEALLY LOCATED TO COLESHILL HIGH STREET
- IDEAL FIRST TIME BUYER HOME

Penns Lane, Coleshill, Birmingham, B46 1BA

£240,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Fabulous opportunity to acquire this three bedroom mid terraced home situated in the ever popular Coleshill area. Located at the bottom of the high street giving easy access to local amenities, restaurants and public houses. The property comprises open plan lounge diner, kitchen, three bedrooms, bathroom, garden and separate garage. DO NOT MISS OUT on this wonderful home call Green and Company now to arrange your viewing.

Accessing via driveway to door into:-

OPEN PLAN HALLWAY With stairs to first floor, radiator, spotlights and opening to:-

LOUNGE DINER 19' 4" x 10' 10" max 7' 11" min (5.89m x 3.3m) With laminate flooring, flowing from the hall, bay window, radiator, electric feature fire, patio doors to rear with additional radiator and two spotlight fittings.

KITCHEN 11' 8" x 8' 10" (3.56m x 2.69m) Benefitting tiled flooring, radiator, window to rear, rear door to garden, selection of wood effect wall and base units, integrated oven and gas hob, inset bowl.

FIRST FLOOR With doors to bedrooms one, two, three, bathroom and airing cupboard.

BEDROOM ONE 9' 11" x 9' (3.02m x 2.74m) Two windows to front with blinds, radiator and benefitting from free standing wardrobes.

BEDROOM TWO 10' 11" x 9' 3" (3.33m x 2.82m) With window to rear, blinds, ceiling fan and radiator.

BEDROOM THREE 6' 11" x 6' 5" (2.11m x 1.96m) With window to front, blinds and spotlights

BATHROOM With bath, wc, sink, radiator, mixer shower over bath, window to rear.

GARAGE Unmeasured and in a separate block away from property. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Private and benefits from decked area, lawn and selection of trees and shrubbery.

Council Tax Band C - North Warwickshire

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and data limited for EE, Three, O2 and Vodafone.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 19 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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