



40 Green Lane, Coleshill, B46 3NE

£435,000

This well presented detached home situated in the popular area of Coleshill briefly comprises porch, hallway, lounge, further reception room, refitted breakfast kitchen, utility area, downstairs w/c, three double bedrooms (master having ensuite), and family bathroom. There is double glazing and central heating both where specified. There is a driveway to the front and an enclosed rear garden. This property must be viewed to appreciate the size and standard of property on offer!

Approach

Driveway for parking.

Porch

Composite front door, double glazed window to front and side, spotlight to ceiling, double glazed door to hallway.

Hallway

Stairs to first floor accommodation, radiator and ceiling light point.

Lounge

10'07 x 10'07 (3.23m x 3.23m)

Double glazed window to front, radiator and ceiling light point.



Bedroom One

13'11 max x 10'09 max (4.24m max x 3.28m max)

Two double glazed windows to front, radiator and spotlights to ceiling.



Reception Room Two

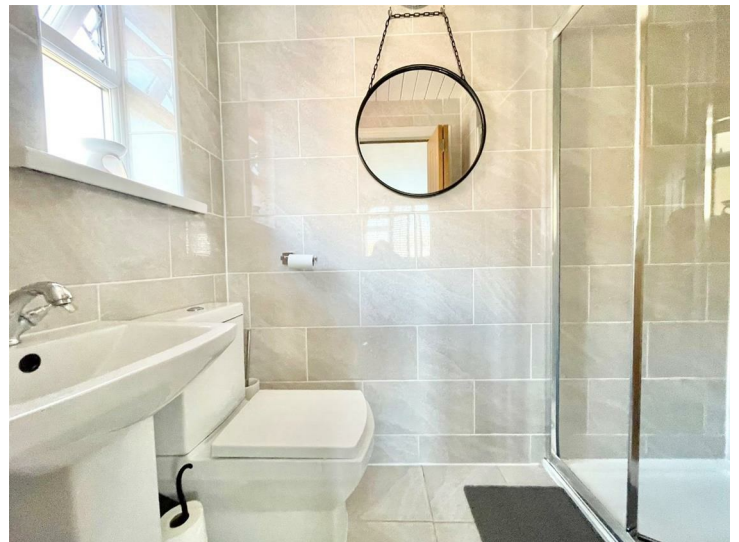
21'09 max x 11'08 max (6.63m max x 3.56m max)

Two double glazed windows to side, double glazed patio doors leading to the rear garden, two radiators, two ceiling light point and four wall light points.



Ensuite

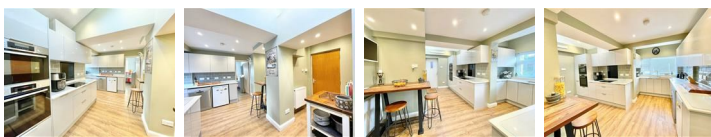
Double glazed obscure window to side, shower enclosure, low level w/c, wash hand basin and ceiling light point.



Refitted Breakfast Kitchen

15'10 max x 15'03 max (4.83m max x 4.65m max)

Double glazed window to rear, composite rear door leading to garden, having a range of wall, base and drawer units, inset 1 1/2 sink unit with drainer and mixer tap, double oven, electric hob, two radiators, sky light and spotlights to ceiling.



Utility Area

7'06 x 6'06 (2.29m x 1.98m)

Double glazed window to side, plumbing for washing machine and strip light.

Downstairs W/C

Double glazed obscure window to side, low level w/c, wash hand basin and ceiling light point.

Landing

Ceiling light point.

Bedroom Two

11'05 x 10'08 (3.48m x 3.25m)

Double glazed window to front, radiator and ceiling light point.

Bedroom Three

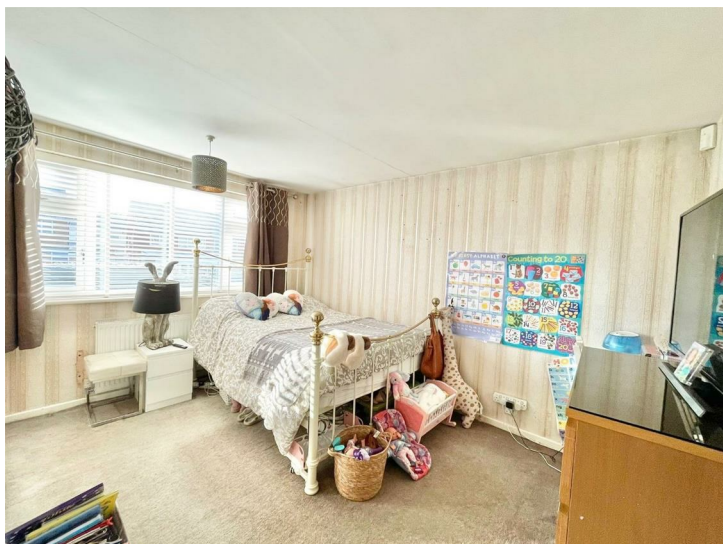
12'03 x 10'09 max (3.73m x 3.28m max)

Double glazed window to rear, radiator and ceiling light point.

cannot be agreed without this.

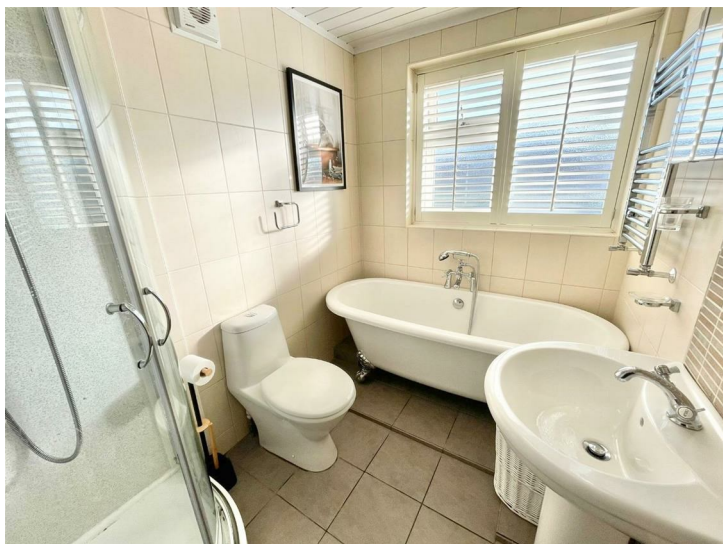
Council Tax Band - E

EPC Rating -E



Family Bathroom

Double glazed obscure window to rear, freestanding bath, shower enclosure, low level w/c, wash hand basin, heated towel rail and ceiling light point.



Rear Garden

Paved patio area, mainly laid to lawn and enclosed to neighbouring boundaries.

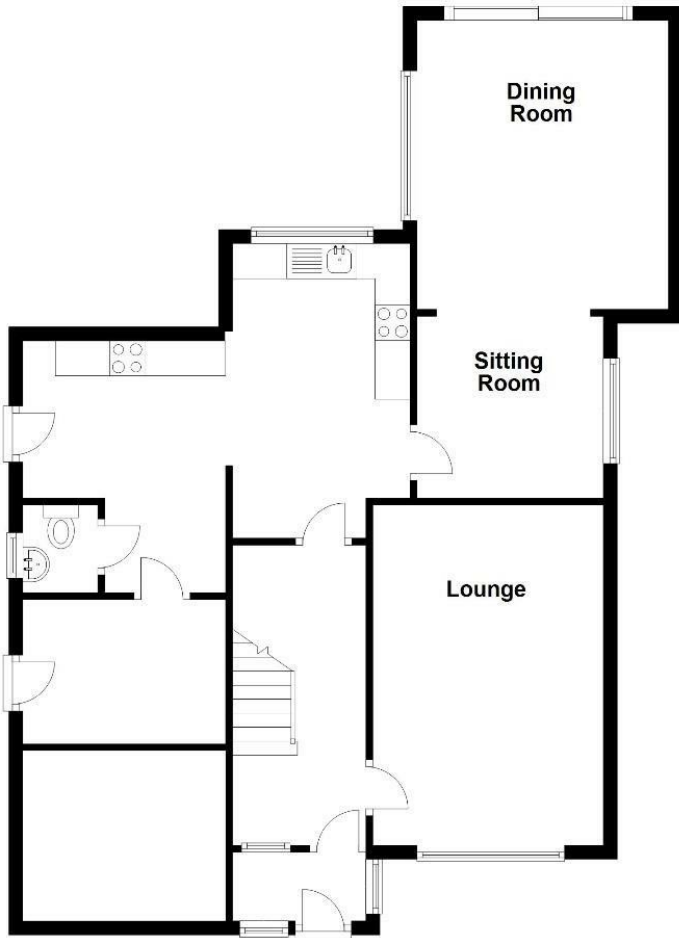
Further Information

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale

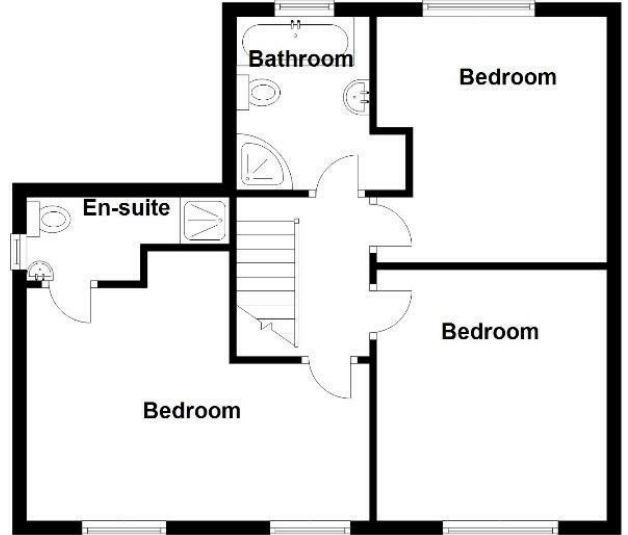
Ground Floor

Approx. 84.6 sq. metres (911.0 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 136.6 sq. metres (1470.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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