



42 Ravenswood Hill, Coleshill, B46 1BW

Offers over £220,000

This mid terraced home in the heart of Coleshill is a perfect first time buyer property and briefly comprises entrance hallway, lounge, kitchen/diner, three bedrooms, shower room, front and rear gardens. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

Approach

Low maintenance frontage with pathway to front



Entrance Hallway

Double glazed door to front, stairs to first floor accommodation, radiator and ceiling light point,

Lounge

14'11 x 12 (4.55m x 3.66m)

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



Kitchen Diner

14'09 x 1 8'09 (4.50m x 0.30m 2.67m)

Double glazed French doors leading to the rear garden, double glazed window to rear, range of wall, base and drawer units, stainless steel sink unit, electric cooker point with cooker hood over, wall mounted gas central heating boiler, understairs storage cupboard with light point, two radiators and three ceiling light points.



Landing

Loft access, airing cupboard and ceiling light point.

Bedroom One

12'11 x 8'04 (3.94m x 2.54m)

Double glazed window to front, two storage cupboards, radiator and three wall light points.



Bedroom Two

10'10 x 8'04 (3.30m x 2.54m)

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



Bedroom Three

9'09 x 6'05 (2.97m x 1.96m)

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



Shower Room

Double glazed obscure window to rear, wash hand basin with storage below, shower enclosure with electric shower, low level w/c, heated towel rail and spotlights to ceiling.

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 cannot be agreed without this.

Council Tax Band: C
EPC Rating: D



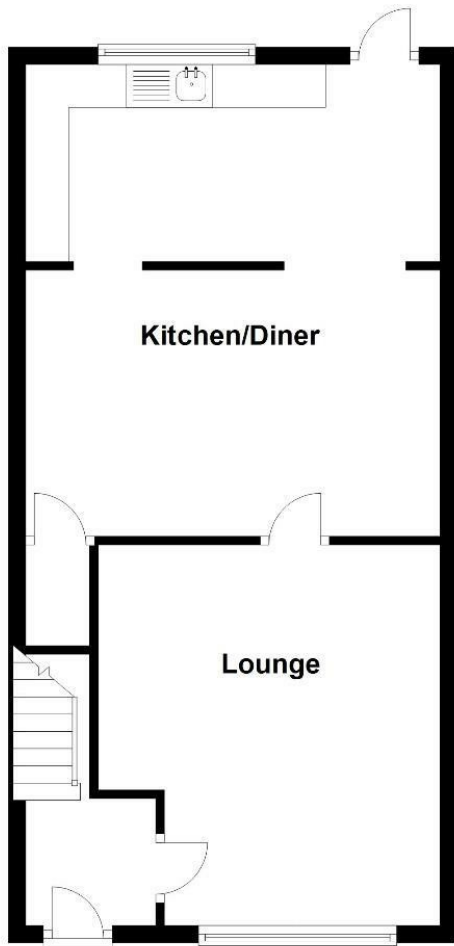
Garden

Low maintenance rear garden, enclosed to neighbouring boundaries.



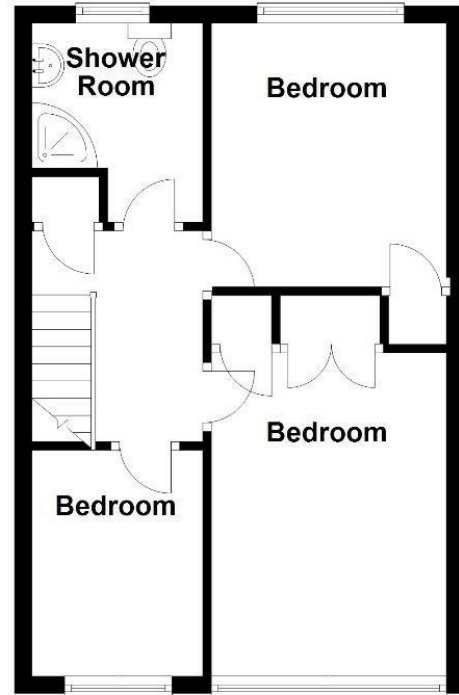
Ground Floor

Approx. 48.1 sq. metres (518.1 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.9 sq. feet)



Total area: approx. 84.6 sq. metres (911.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		68	
(55-68) D			
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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