



## 105 Coleshill Road, Sutton Coldfield, B76 9HP

**Offers in the region of £375,000**

This extremely well presented semi detached home situated in the popular village of Curdworth briefly comprises hallway, lounge, refitted kitchen, three bedrooms and refitted bathroom,. There is a driveway to the front providing ample parking and a good sized rear garden. There is huge potential to extend (subject to planning permission) and must be viewed to truly appreciate the property on offer.

## Approach

Driveway to front for ample parking and gated access to rear garden.



## Hallway

Composite door to front, understairs storage cupboard, stairs to first floor accommodation, radiator and spotlight to ceiling.

## Lounge

20'8 x 10'8 (6.30m x 3.25m)

Double glazed window to front, double glazed French doors to rear, electric fire with decorative beam over, radiator and spotlights to ceiling.



## Refitted Kitchen

14'6 max x 10'3 max (4.42m max x 3.12m max)

Having a range of high gloss matching wall, base and drawer units, integrated double oven, gas hob with cooker hood over, sink unit with drainer and mixer tap, space for white goods, double glazed window to rear, composite door to rear garden, radiator and spotlights to ceiling.



## Landing

Double glazed obscure window to side, loft access, cupboard concealing wall mounted central heating boiler, radiator and ceiling light point.



## Bedroom One

11'04 x 12'11 max (3.45m x 3.94m max)

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



## Bedroom Two

9'4 x 10'08 (2.84m x 3.25m)

Double glazed window to front, radiator and spotlights to ceiling.



## Bedroom Three

9'4 x 7'6 (2.84m x 2.29m)

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



## Refitted Bathroom

Double glazed obscure window to side, panelled bath with shower over, wash hand basin with storage below, low level w/c, built in storage behind mirror, radiator and spotlights to ceiling.



### Rear Garden

Mainly laid to lawn, artificial lawned area, outbuildings 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 cannot be agreed without this.

Council Tax Band: D

EPC Rating: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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