



## 79 Wingfield Road, Birmingham, B46 3NH Offers in the region of £420,000

\*\*\* BACK TO MARKET \*\*\* Well presented detached property in the popular location of Coleshill, located within close proximity to shops, motorway links and train station and good school catchments. In brief the property comprises porch, lounge, dining kitchen/family room, utility, conservatory, downstairs wc, four bedrooms, en-suite, bathroom, front and rear gardens, off road parking and store room. This property is an ideal family home and should not be missed . Call Now 0121 679 5187 !!



## Approach

Driveway providing off road parking, having a shrubbed border and steps leading to entrance front door.



## Porch

Double glazed with door to fore.

## Lounge

17'6 x 10 (5.33m x 3.05m)

Double glazed window to fore, two ceiling light points, radiator, feature fireplace and understairs storage cupboard.



## Dining Area

17'6 x 10 (5.33m x 3.05m)

Ceiling light point, radiator and double doors giving access to conservatory.



## Kitchen Area

13'3 x 12'2 (4.04m x 3.71m)

Having a range of wall, base and drawer units, island with breakfast bar, integrated oven, hob, extractor, fridge freezer and dishwasher, two skylights, double glazed window to rear and inset ceiling spotlights.



## Utility Area

7'6 x 6'7 (2.29m x 2.01m)

Ceiling light point, space for white goods and access to store room.

## Downstairs WC

Low level wc, wash hand basin and ceiling light point.

## Conservatory

11'7 x 8'3 (3.53m x 2.51m)

Double glazed, ceiling light fan and access to rear garden.



## Landing

Ceiling light point and access to loft void.

## Bedroom One

20'1 x 7'5 (6.12m x 2.26m)

Having double glazed French style doors to fore giving access to a Juliette style balcony, built in wardrobes, ceiling light point and radiator.





### Bedroom Three

11'7 x 8'6 (3.53m x 2.59m)

Having a double glazed window to fore, ceiling light point and radiator.



### En-Suite

Double glazed window to rear, shower cubicle with shower over, low level wc, wash hand basin, heated towel rail and ceiling light point.



### Bedroom Four

8'7 x 6'7 (2.62m x 2.01m)

Double glazed window to fore, ceiling light point, over stairs storage and a radiator.



### Bedroom Two

11'7 x 10 (3.53m x 3.05m)

Double glazed window to rear, radiator and fitted wardrobes.



### Bathroom

Obscure double glazed window to rear, bath with shower over, low level wc, wash hand basin, heated towel rail and inset ceiling spotlights.



## Rear Garden

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

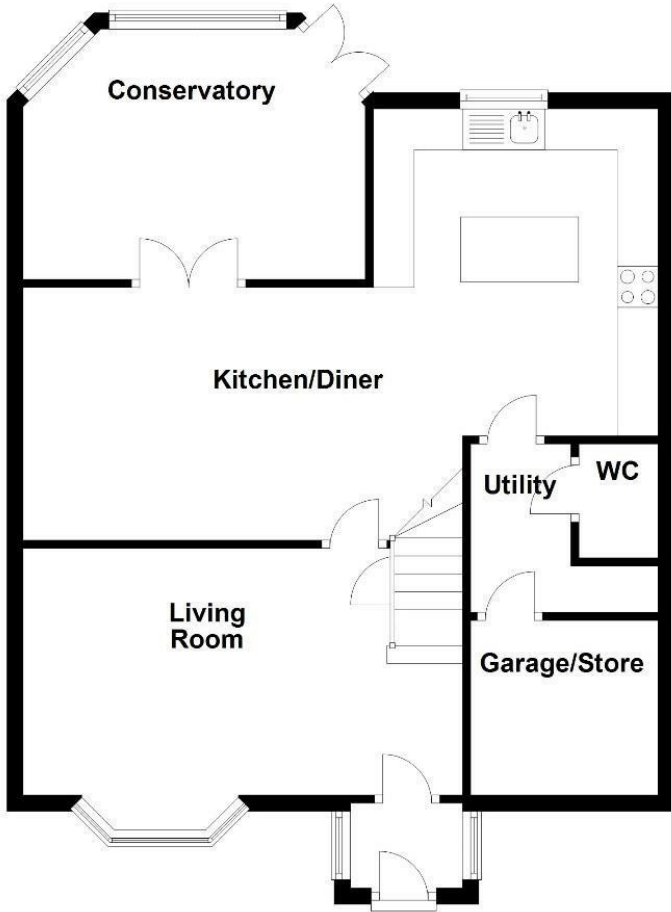
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: D  
EPC Rating: D



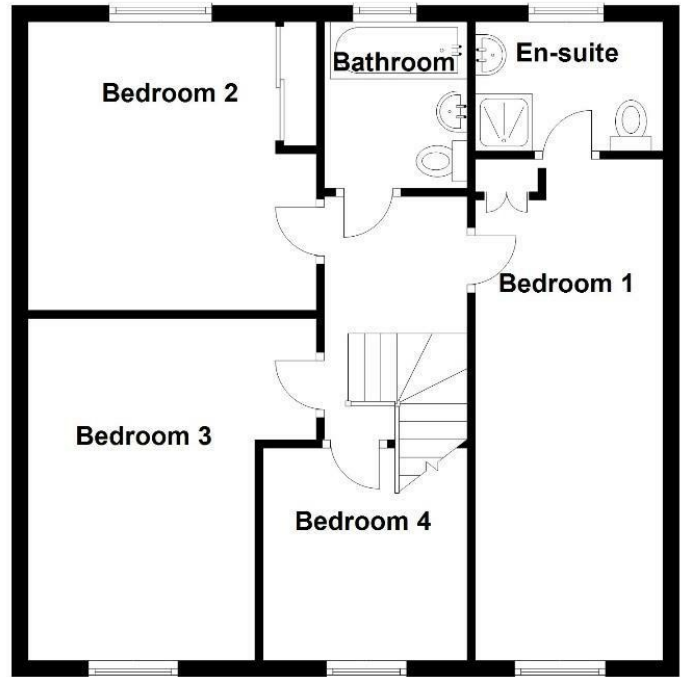
### Ground Floor

Approx. 70.6 sq. metres (760.0 sq. feet)



### First Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



Total area: approx. 131.6 sq. metres (1417.0 sq. feet)



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			
		67	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>			
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(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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