



## Gleaners Coleshill Road, Furnace End, B46 2LG

**£325,000**

This unique three storey property is situated in the popular rural location of Furnace End and briefly comprises entrance hallway, downstairs wc, open plan lounge/kitchen, three bedrooms, bathroom, double glazing, garage en-bloc and separate garden.

## Approach

Lawned front garden, court yard area and cobbled pathway leading to entrance front door.



## Entrance Hallway

Double glazed window to side, wall mounted boiler, two ceiling light points, radiator, understairs storage and stairs rising to first floor accommodation.

## Downstairs WC

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

## Bedroom One

13'6 x 9'7 (4.11m x 2.92m)

Double glazed window to fore, built in wardrobes and storage cupboards, radiator & inset ceiling spotlights.



## First Floor landing

Access to bedrooms two & three and stairs to second floor accommodation.

## Bedroom Two

14'10 x 8' (4.52m x 2.44m)

Windows to side and front, radiator and ceiling light point.



## Bedroom Three

13'02 x 7'02 (4.01m x 2.18m)

Window to front, radiator, ceiling light point and airing cupboard.



## Bathroom

window to front, bath with shower over, low level wc, wash hand basin set in vanity unit, inset ceiling spotlights and heated towel rail.



## Second Floor

Giving access to open plan lounge/kitchen

### Open Plan Lounge Kitchen

24'09 x 20'01 (7.54m x 6.12m)

Window to front and side, ceiling beams, skylight, feature fireplace, radiator and two ceiling light points. kitchen having a range of matching wall, base and drawer units, sink with mixer tap over, integrated hob, oven, washing machine, dishwasher, tumble dryer and wine cooler.



## Garage En-Bloc

Situated on a private road in a block of three.



## Garden

Large gated garden located opposite the property.



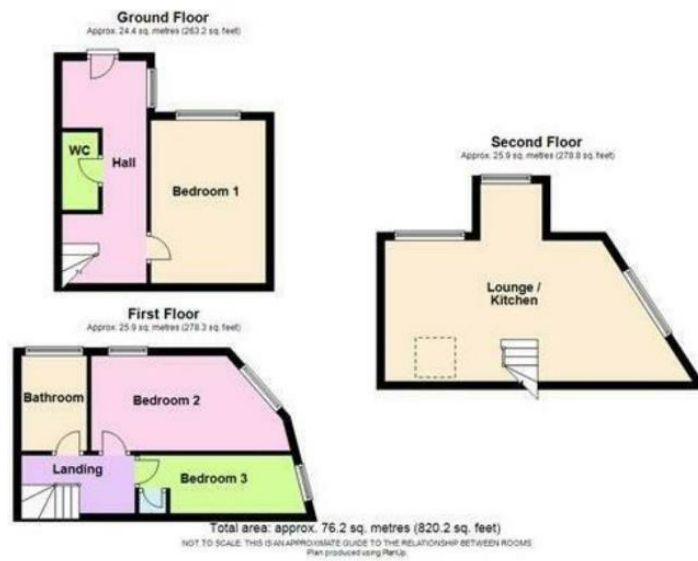
## Further Information

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 - TBC

EPC Rating - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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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