



7 Ennersdale Road, Coleshill, B46 1ER

£335,000

This well presented and extended semi detached **MUST BE SEEN!!** The property would make a perfect family home and is situated in a great location. Comprising hallway, open - plan lounge, diner & kitchen, downstairs w.c, utility room, four bedrooms, en-suite, family bathroom, rear garden, driveway and **NO CHAIN.**

Approach

Block paved driveway to front.



Porch

Double glazed windows to front, double glazed door to side, ceiling light point.

Hallway

Stairs to first floor accommodation, storage cupboard, ceiling light point.



Downstairs W/C

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



Lounge

17' x 9'11 (5.18m x 3.02m)

Electric fire with decorative surround, radiator and ceiling light point, open plan to:-



Extended Kitchen/Diner

16'02 x 19'04 (4.93m x 5.89m)

Two double glazed windows to rear, two velux windows, double glazed french doors to rear garden, having a range of refitted wall, base and drawer units, breakfast bar, porcelain 1 1/2 sink and drainer with mixer tap, integrated double oven, electric hob, space for white goods, radiator and five ceiling light points.



Utility Room

Double glazed window to side, stainless steel sink with

drainer and mixer tap, plumbing for washing machine and space for tumble dryer, base unit, radiator and ceiling light point.



Landing

Double glazed window to side, two ceiling light points and stairs to second floor accommodation.

Bedroom Two

12'11 x 9'11 (3.94m x 3.02m)

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



Bedroom Three

8'07 x 7'08 (2.62m x 2.34m)

Double glazed window to fore, built in wardrobes, radiator and ceiling light point.



Bedroom Four

8'05 x 6'07 (2.57m x 2.01m)

Double glazed window to rear, storage cupboard housing wall mounted central heating boiler, radiator and ceiling light point.



Landing

Double glazed window too rear, ceiling light point.

Bedroom One

11'10 max x 15'07 max narrowing to 9'06 (3.61m max x 4.75m max narrowing to 2.90m)

Double glazed window to fore, double glazed window to rear, built in wardrobes, spotlights to ceiling, storage cupboard, feature wall with hidden storage.



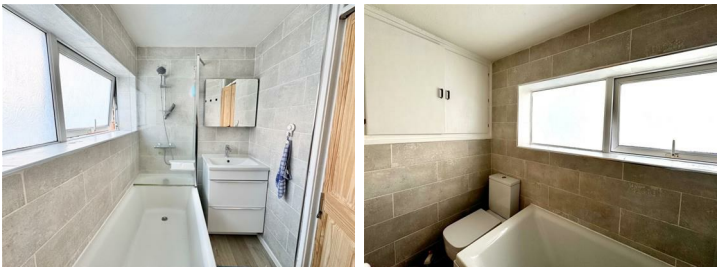
Ensuite

Double glazed window to rear, shower cubicle, low level w/c, wash hand basin, low level w/c, radiator and ceiling light point.



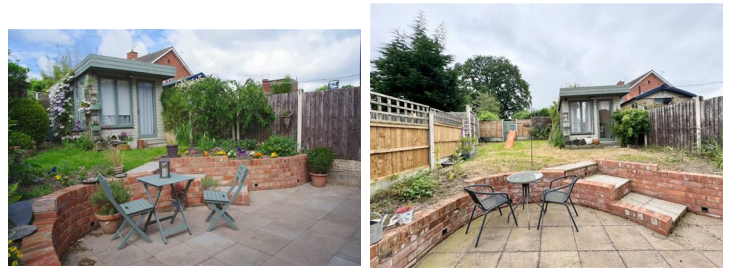
Family Bathroom

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



Rear Garden

Having gated access to front, block paved patio area with steps leading to lawned area, wooden constructed office with power and storage, rear garage.



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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C	69		
(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	

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