



## 108B Coventry Road, B46 3EE

Asking price £550,000

This newly built family home is definitely a must see! This spacious property has a family room, downstairs w/c and kitchen/diner to the ground floor. There is a lounge to the first floor that could also double up as a fifth bedroom along with three further bedrooms and a family bathroom. The top floor provides a spacious master bedroom with ensuite and the perfect landing space for a home office or reading corner, The property also has a two rear gardens and secure parking.

## Wilson's Place

Introducing two new build properties and one fully refurbished property to Coleshill. The development is very secure having gated access to parking. All of the properties are built to extremely high standards and offer space and comfort for family living and have been constructed by a trusted local developer.

This development located in this beautiful village is perfect for relaxing walks, and also has the advantage of banks, coffee shops, restaurants, local pubs, shops and supermarkets. It is within walking distance to Coleshill secondary school and woodlands primary school.

Birmingham City Centre is easily accessible from Coleshill train station. Resorts world is less than 4 miles away with plenty of shops bars and restaurants too.

The parish church with its 12th century font has one of the tallest spires in Warwickshire and villages North Warwickshire with all the walks and rural pursuits it has to offer.

The development is less than a 15 minute drive away from Birmingham Airport and the NEC and is close to the M42 which leads to other motorways



## Approach

Shrubbed area, block paved driveway with secure gated access to further parking and access to the front.



## Hallway

Two double glazed windows to the sides, radiator and stairs to the first floor.



## W.C

Spotlights to ceiling, tiled to half height and flooring, radiator, vanity hand wash basin, low flush w.c and extractor fan.

## Kitchen / Diner

11'4 max x 20'8 max (3.45m max x 6.30m max)

Double glazed bi-fold doors to the rear garden, three sky lights, radiator, spotlights to the ceiling, beautifully fitted kitchen with matching wall, base and drawer units, integrated appliances including; induction hob, double oven, washing machine, dishwasher and extractor fan, Silestone work surfaces with inset one and a half sink and mixer tap.



## Family Room

13'2 x 11'6 (4.01m x 3.51m)

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



## First Floor Landing

Spotlights to the ceiling and stairs to the second floor.



## Bedroom Two / Lounge

13'11 x 12'10 (4.24m x 3.91m)

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



### Bedroom One

16'00 max x 17'4 max (4.88m max x 5.28m max)  
Double glazed window to the front, two sky lights, radiator and spotlights to the ceiling.



### Bedroom Three

13'3 x 9'4 (4.04m x 2.84m)  
Double glazed window to the rear, radiator and spotlights to the ceiling.



### Bedroom Four

11'10 x 9'5 (3.61m x 2.87m)  
Double glazed window to the front, radiator and spotlights to the ceiling.



### Bathroom

Low flush w.c, vanity hand wash basin with mixer tap, panelled bath with mixer tap and shower over, heated towel rail, tiled to splash prone areas to half height and flooring, spotlights and extractor fan.

### Second Floor Landing

Spacious landing space with a double glazed window to the front, radiator, spotlights and boiler room.

### En-Suite

Sky light, low flush w.c, vanity hand wash basin, vanity hand wash basin, shower cubicle, tiled to half height and flooring, spotlights and extractor fan.



### Rear Gardens

Enclosed by fencing with patio area and lawn. There is a second garden to the rear that is also laid to lawn and enclosed by fencing and has a gated access.



### 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.

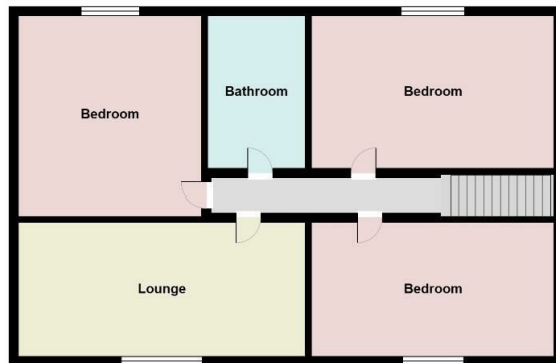
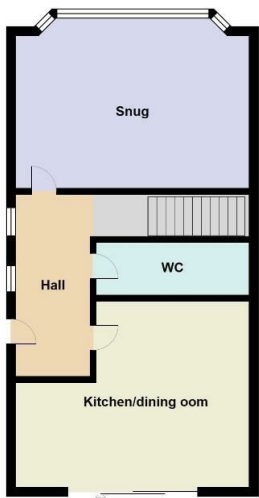
Money Laundering Regulations: intending purchasers will be

required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: TBC

EPC Rating:TBC





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			
<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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