



## 108 Coventry Road, B46 3EE

**£650,000**

This fully refurbished property has been carefully designed to keep the traditional features and mix this with modern family living. There are five bedrooms, two of which have en-suites. To the ground floor you have a lounge, downstairs w/c, utility room and a modern kitchen/dining/family room providing the perfect space for all of the family to be together. There is a rear garden and parking. The bay windows to the front bring a light and airy feel to this lovely home. This property was once owned by the famous war hero Tom Wilson.



## Wilsons 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

Tom Wilson, who died in December 2018, was a headteacher at Coleshill Grammar School from 1956 to 1982. A former RAF officer, during World War Two he was involved in a daring escape from a German prison camp, which was made famous by the movie The Wooden Horse. Mr Wilson played his violin to mask the sounds of his comrades as they dug an escape tunnel, what a great opportunity to own such a unique property.



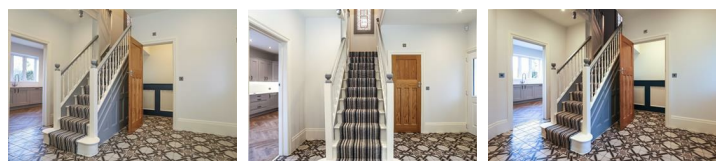
## Approach

Laid to lawn with block paved pathway to the front porch. Electric gates with intercom system giving access to a private driveway with parking to the rear.



## Hallway

Double glazed window to the front, tiled flooring, stairs to the first floor, spotlights to the ceiling, central heating radiator, oak doors throughout.



## Porch

Wall light point with a door into the entrance hallway.

## Downstairs W.C

Double glazed window to the side, low flush w.c, vanity hand wash basin with mixer tap over, radiator, extractor fan & spotlights to the ceiling.

## Lounge

15'9 x 13'9 plus bay (4.80m x 4.19m plus bay)

Double glazed bay window to the front, double glazed windows to the side and rear, radiator, ceiling light point and spotlights to the ceiling.



## Kitchen / Diner / Family Room

33'1 max x 17'9 max 10'9 min (10.08m max x 5.41m max 3.28m min)

Double glazed windows to the rear, side and bi-fold doors to the rear, beautiful fitted kitchen with wall, base and drawer units. Silestone work surfaces with breakfast bar and inset one and a half sink with mixer tap over, integrated appliances include, double oven, microwave grill, fridge freezer and dishwasher. Underfloor heating and gas burner, doors into the utility room & boiler room.



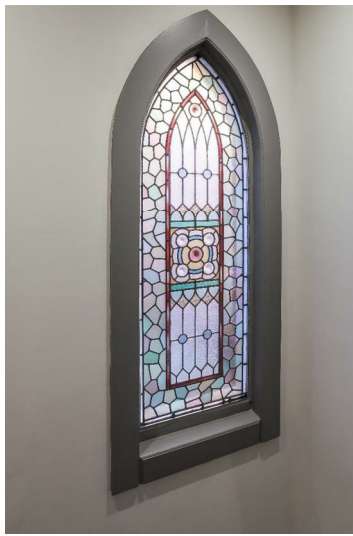
## Utility Room

Double glazed window to the front, matching wall and base units, cupboard housing boiler, integrated washing machine and tumble dryer. Silestone work surface with inset sink. Spotlights to the ceiling.



## First Floor Landing

Stained glass window to the side and double glazed window to the front, spotlights to the ceiling, and stairs to the second floor landing.



### Master Bedroom

13'9 x 15'9 plus bay window (4.19m x 4.80m plus bay window )

Double glazed bay window to the front and double glazed windows to the front & side. Radiator & spotlights to the ceiling.



### En-suite

Double glazed window to the rear, low flush w.c, vanity hand wash basin, shower cubicle, heated towel rail, tiled to half height and flooring, extractor fan, spotlights to the ceiling.



### Bedroom Three

17'9 x 10'9 (5.41m x 3.28m )

Double glazed windows to the front & rear, radiator & spotlights to the ceiling.



### Bedroom Four

8'6 x 11'11 (2.59m x 3.63m)

Double glazed window to the rear, radiator, storage cupboard and spotlights to the ceiling.



### Bedroom Five

8'10 x 11'8 (2.69m x 3.56m)

Double glazed window to the side, spotlights to the ceiling and radiator.



### Family Bathroom

Double glazed window to the front, vanity hand wash basin, low flush w.c, bath with mixer tap over, spotlights to the ceiling, extractor fan, tiled to half height and flooring.





## Second Floor Landing

Double glazed window to the side, loft access and door to bedroom two.

## Bedroom Two

13'10 x 15'6 max (4.22m x 4.72m max)

(Restricted head room) Double glazed window to the side and rear, spotlights to the ceiling, ceiling light point, radiator and door to the ensuite.



## En-Suite

Double Glazed sky light, vanity hand wash basin, low flush w.c, shower, spotlights to the ceiling and heated towel rail.



## Rear Garden

Enclosed by fencing, laid to lawn with paved patio area. Gated access to the side, gravelled pathway with a gate leading to the secure rear parking.



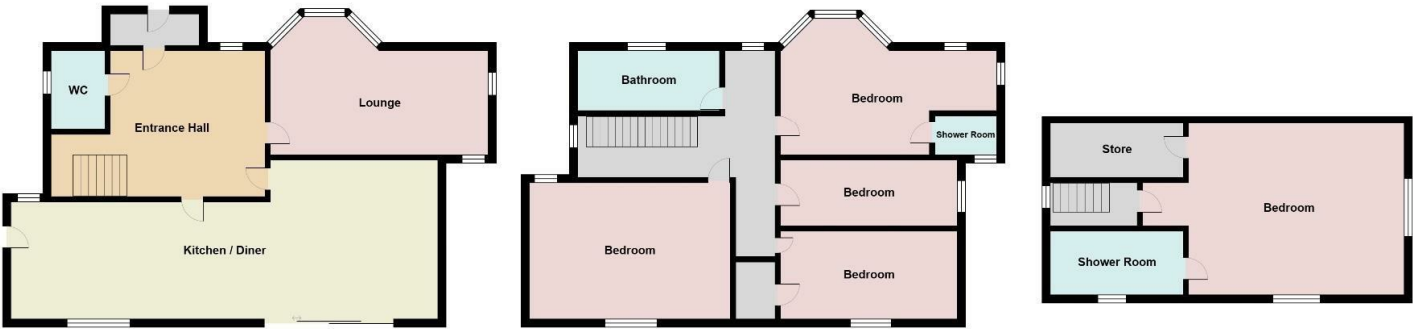
## Further Information

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) A		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.