



77 Coleshill Street, Sutton Coldfield, B72 1SH

Offers in excess of £425,000

This well presented semi detached home is situated in a popular residential location and briefly comprises hallway, lounge, dining room, kitchen/sitting area, downstairs w/c, three bedrooms and family bathroom. There is a good sized rear garden and driveway and garage to front. The property benefits from double glazing and central heating both where specified. This is lovely family home !

Approach

Driveway to front

Hallway

Door to front, radiator, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point



Lounge

Double glazed bay window to front, radiator, decorative fire surround and ceiling light point.



Dining Room

Radiator and ceiling light point.



Kitchen/Sitting Area

Having a range of wall, base and drawer units, sink unit with mixer tap, space for white goods, integrated oven and gas hob with extractor over, double glazed window to rear, double glazed French doors leading to rear garden, radiator and ceiling light points.



Utility Store

Having ceiling light point and power points

Downstairs W/C

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



Landing

Double glazed window to side, loft access and ceiling light point.

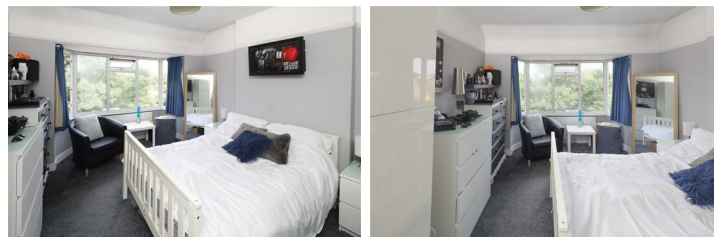
Bedroom One

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



Bedroom Two

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



Bedroom Three

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



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 TBC

Family Bathroom

Double glazed window to rear, panelled bath, low level w/c, shower enclosure, wash hand basin, heated towel rail and spotlights to ceiling.



Rear Garden

Mainly laid to lawn, patio area, enclosed to neighbouring boundaries.



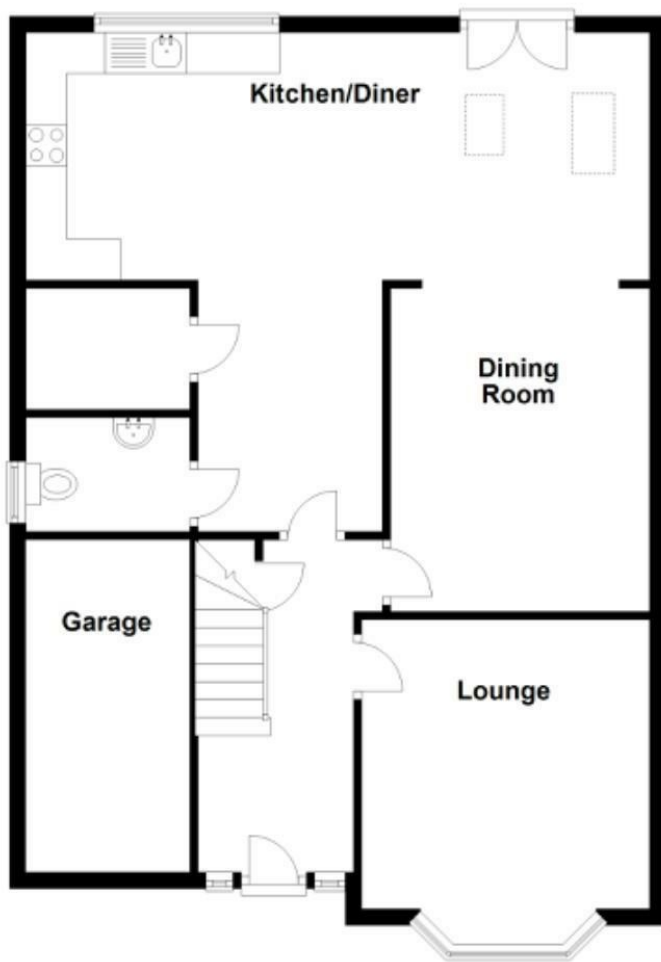
Garage

Ceiling light point. double glazed door to rear garden.

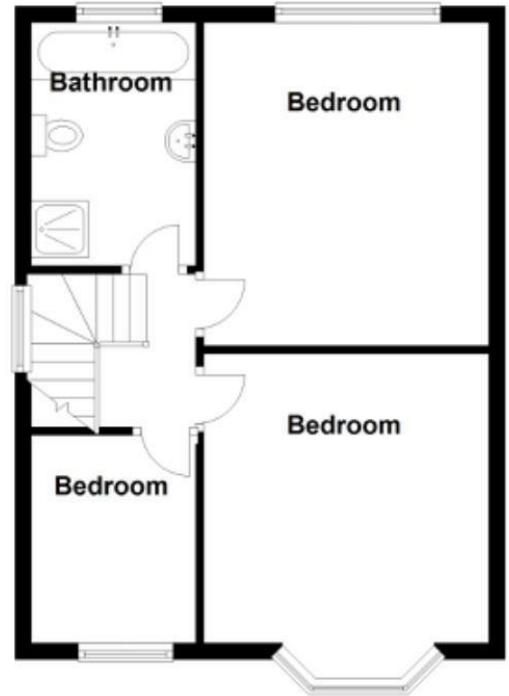
Further Information

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

Ground Floor



First Floor



Total area: approx. 123.3 sq. metres (1326.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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