



26 Coleshill Road, Marston Green, B37 7HN

Offers over £400,000

This detached home in the heart of Marston Green village briefly comprises porch, hallway, two reception rooms, kitchen/diner, conservatory, downstairs w/c, three bedrooms and family bathroom. There is a garage and driveway to the front and a lovely rear garden. The property is an ideal family home and benefits from NO CHAIN.

Approach

Driveway to front



Porch

Double glazed door to front, double glazed windows to front and side.

Hallway

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



Lounge

12'9" x 13'1" (3.9 x 4)

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



Dining Room

10'2" x 13'1" (3.1 x 4)

Double glazed sliding patio doors to rear, radiator and ceiling light point.



Kitchen Diner

15'1" max x 15'8" (4.6 max x 4.8)

Having a range of wall, base and drawer units, 1 1/2 sink unit with drainer and mixer tap, double oven, electric hob with extractor over, space for white goods, two double glazed windows to rear, double glazed door leading to rear garden, radiator and spotlights to ceiling.



Conservatory

Double glazed French doors to side, double glazed windows to rear and side, two wall light points.



Downstairs W/C

Window to side, low level w/c, wall mounted central heating boiler and ceiling light point

Landing

Window to side, loft access and ceiling light point.

Bedroom One

13'4" x 10'9" (4.07 x 3.3)

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



Bedroom Two

13'3" x 10'9" (4.06m x 3.3)

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



Bedroom Three

9'2" x 7'2" (2.8 x 2.2)

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



Shower Room

Window to rear, shower enclosure, low level w/c, wash hand basin, radiator and strip light.



Enclosed Rear Garden

Mainly laid to lawn, patio area, mature shrubs and trees to borders, enclosed to neighbouring boundaries, gated access to front.



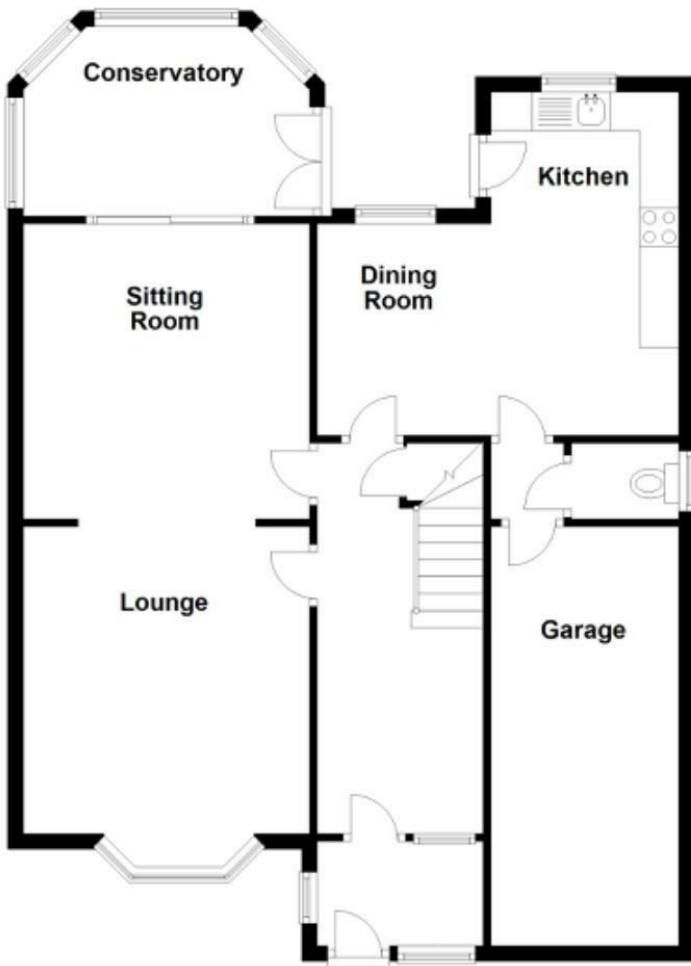
Further Information

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.

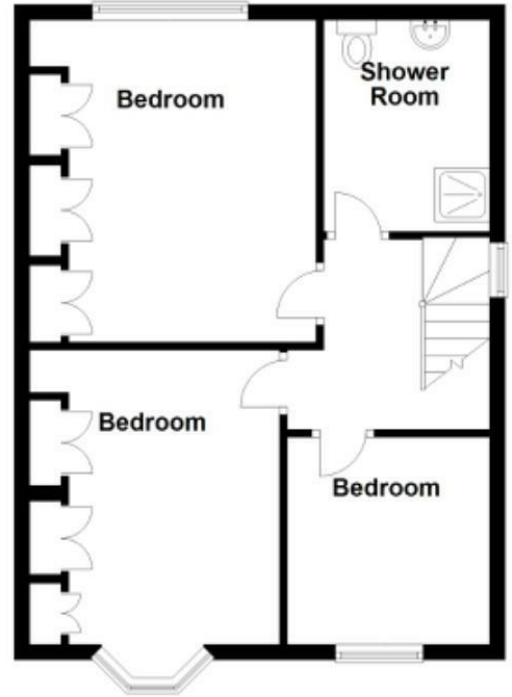
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band E
EPC Rating E

Ground Floor



First Floor



Total area: approx. 133.2 sq. metres (1433.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		54	
(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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