



## 69 Norton Road, Coleshill, B46 1ES Offers in the region of £245,000

This extended three bedroomed mid terrace home situated in the popular location of Coleshill briefly comprises, porch, hallway, lounge/diner, kitchen, three good sized bedrooms and shower room. There is an enclosed rear garden with a rear garage and a driveway to the front. The property also benefits from double glazing and central heating both where specified. This is an ideal first time buyer home.

## Approach

Via driveway and pathway to entrance.



## Porch

Double glazed door and windows to front and side.

## Hallway

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

## Extended Lounge

29'7 x 9'9 max (9.02m x 2.97m max)

Double glazed bow window to front, double glazed door and window to rear, two radiators and three ceiling light points.



## Extended Kitchen

18'10 x 7'1 (5.74m x 2.16m)

Having a range of wall base and drawer units, sink unit with drainer and mixer tap, integrated double oven, gas hob, wall mounted boiler, double glazed window and door to rear.



## Landing

Loft access and ceiling light point.

## Bedroom One

11'11 x 9'11 (3.63m x 3.02m)

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



## Bedroom Two

10'10 x 9'11 (3.30m x 3.02m)

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



## Bedroom Three

9'8 x 8'3 (2.95m x 2.51m)

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



## Shower Room

Double glazed window to front, shower cubicle with shower, wash hand basin, w/c, radiator and ceiling light point



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

Solar Panels Providing Hot Water.

Council Tax Band - C  
EPC Rating - B

## Rear Garden

Low maintenance rear garden split on two levels, enclosed to neighbouring boundaries, shared gated access to front.



## Rear Garage

Via rear 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	86
(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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