



## 7 Wyndshiels, Coleshill, B46 3DQ

### Offers over £220,000

Terrace property in the popular location of Coleshill conveniently situated within close proximity to the high street. In brief the property comprises entrance hallway, lounge, kitchen, two bedrooms, bathroom, garden, off road parking and NO CHAIN. The property also benefits from double glazing and central heating (both where specified)

## Approach

Driveway providing off road parking.



## Entrance Hallway

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

## Lounge

12'11" x 11'1" (3.94m x 3.38m)

Double glazed window to fore, ceiling light point, radiator and understairs storage cupboard.



## Kitchen

14'1" x 7'5" (4.29m x 2.26m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, space for white goods, space for cooker, radiator, ceiling light point, double glazed window and door to rear.



## Landing

Ceiling light point and access to loft void.

## Bedroom One

15'11" x 9'3" (4.85m x 2.82m)

Two double glazed windows to fore, radiator and ceiling light point.



## Bedroom Two

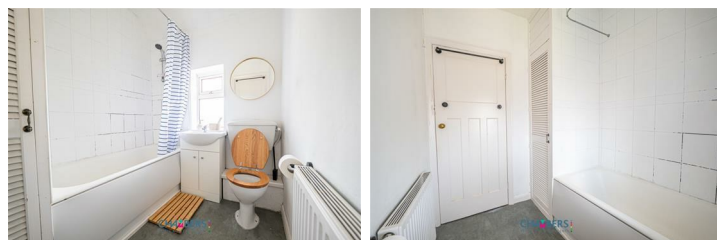
11'3" x 9'4" (3.43m x 2.84m)

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



## Bathroom

Double glazed window to rear, bath with shower over, low level wc, wash hand basin, radiator and ceiling light point.



## Rear Garden

Paved patio area, mainly laid to lawn and enclosed to boundaries.



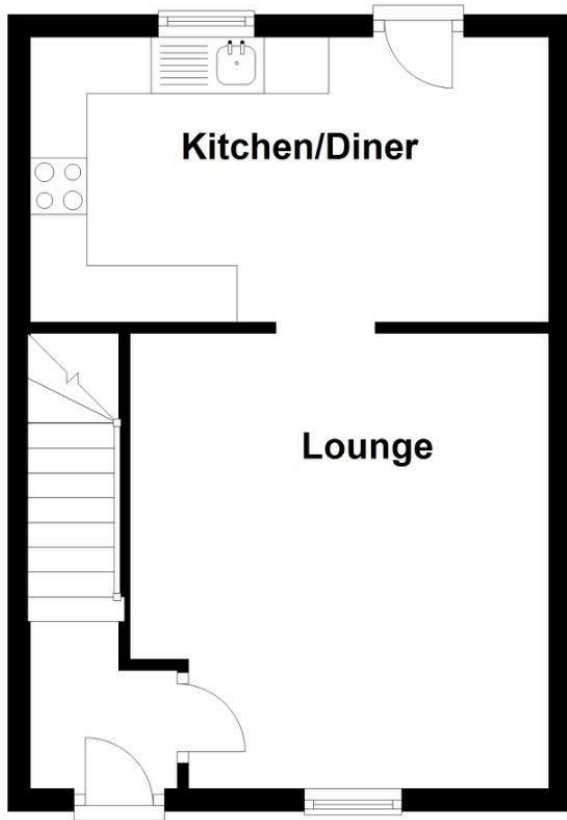
## Further Information

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.

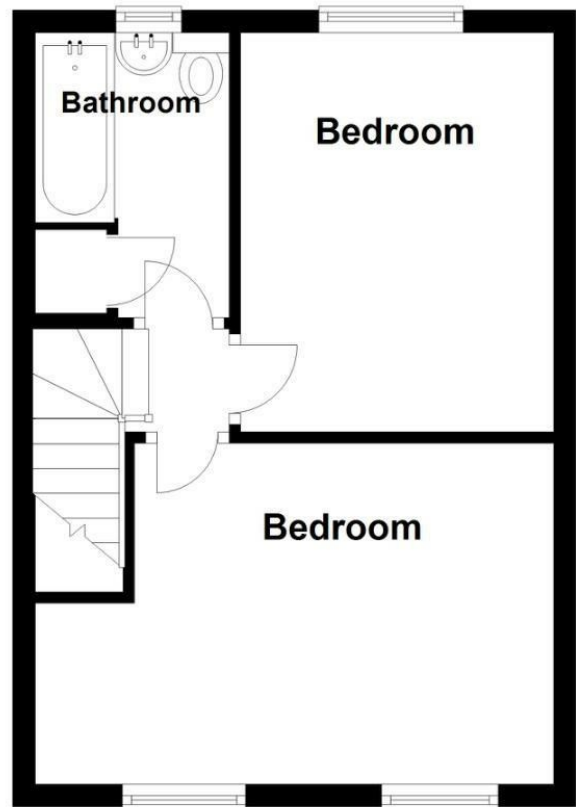
Money Laundering Regulations: intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: B  
EPC Rating: D

## Ground Floor



## First Floor



Total area: approx. 61.0 sq. metres (656.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(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		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net