



## **26 Park Court Birmingham Road, Coleshill, B46 1AS**

### **Offers in the region of £190,000**

This extremely well presented second floor apartment briefly comprises hallway, lounge, kitchen, two bedrooms (master having ensuite) and bathroom. The property is situated in a secure gated community and is in walking distance to local amenities, schools and restaurants. There is an allocated parking space and is an ideal first time buyer property, people looking to downsize and professionals as there are excellent commuter links. Call now to view !



## Approach

Via secure gated access leading to parking area



## Hallway

Entrance to building via a secure intercom system. Herringbone Oak flooring throughout, two floor to ceiling storage cupboards (one concealing a wall mounted central heating boiler), loft access, radiator and spotlights to ceiling.

## Lounge

18'09 x 10'11 max (5.72m x 3.33m max)

Double glazed window to front, gas fire, two radiators, fitted Venetian blinds and two ceiling light points.



## Refurbished Kitchen

Refurbished kitchen with recently new appliances including electric oven and hob, extractor hood and integrated fridge freezer. Also having a range of wall, base and drawer units, integrated dishwasher, space for white goods, stainless steel sink unit with mixer tap and spotlights to ceiling.



## Bedroom One

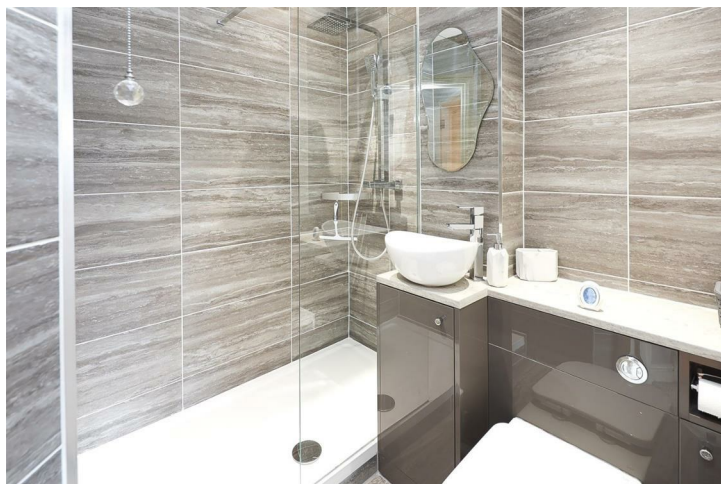
14'09 x 8'10 (4.50m x 2.69m)

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



## Ensuite

Benefitting from a walk in shower enclosure, low level w/c and wash hand basin set in vanity unit, extractor fan, spot light to ceiling.



## Bedroom Two

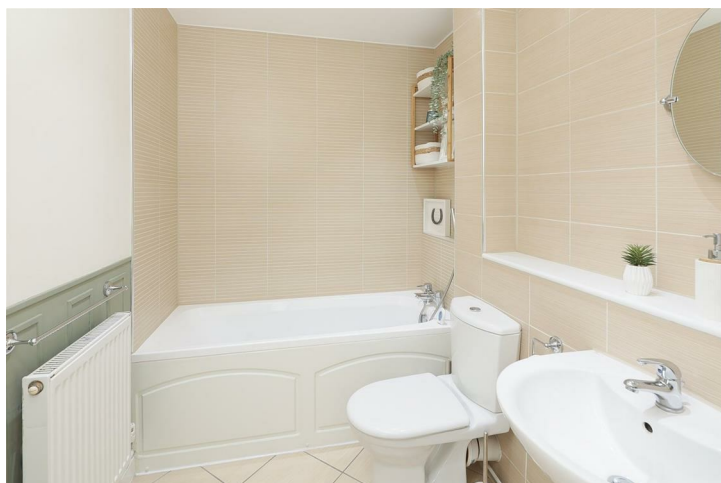
11'11 min x 6'02 (3.63m min x 1.88m)

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



## Bathroom

Low level w/c, panelled bath with shower attachment, wash hand basin, radiator and ceiling light point.



## Allocated Parking Space

### 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.

Service Charge £1400 approx per annum

Ground Rent £200 approx per annum

Lease Rem Approx 105 Years

Council Tax Band - B

EPC Rating - C

## Second Floor



Total area: approx. 63.7 sq. metres (685.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	79
(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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