



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

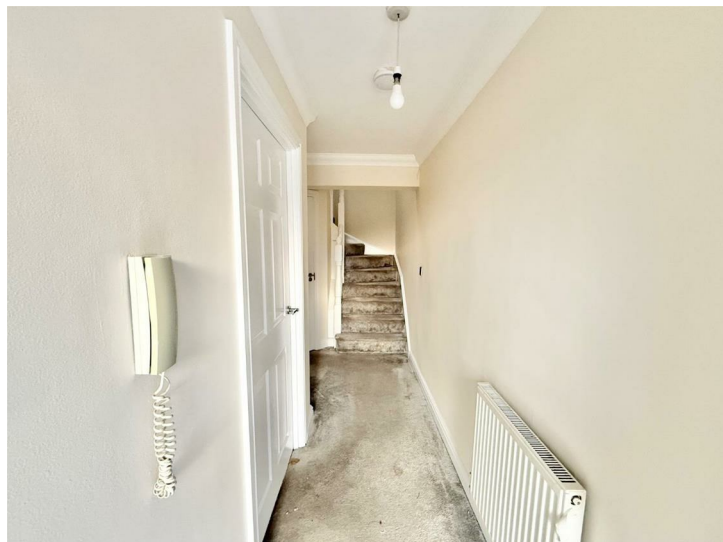
### **Asking price £250,000**

Well presented end terrace property in the popular location of Coleshill. Access via a secure gated entrance and comprising entrance hallway, open plan lounge/kitchen, downstairs wc, two bedrooms, bathroom and allocated parking space. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.



### Entrance Hallway

Radiator, ceiling light point and stairs rising to first floor accommodation.



### Landing

Ceiling light point and cupboard housing boiler.

### Bedroom One

Double glazed window, ceiling light point and radiator.

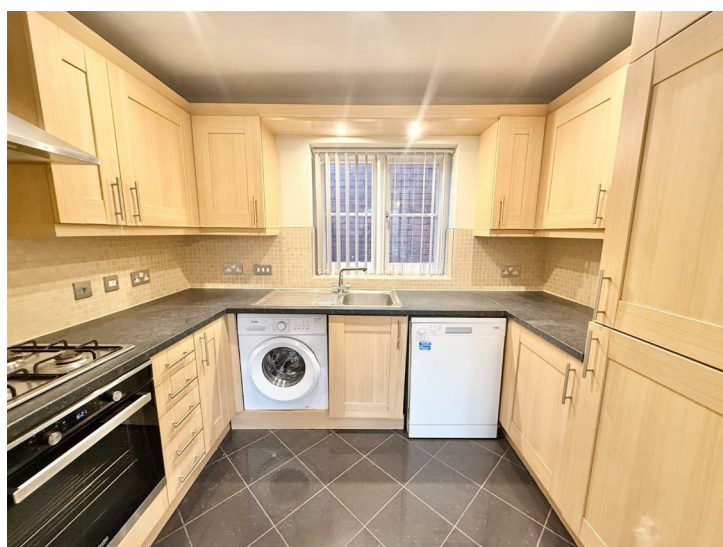
### Open Plan Lounge

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



### Open Plan Kitchen

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



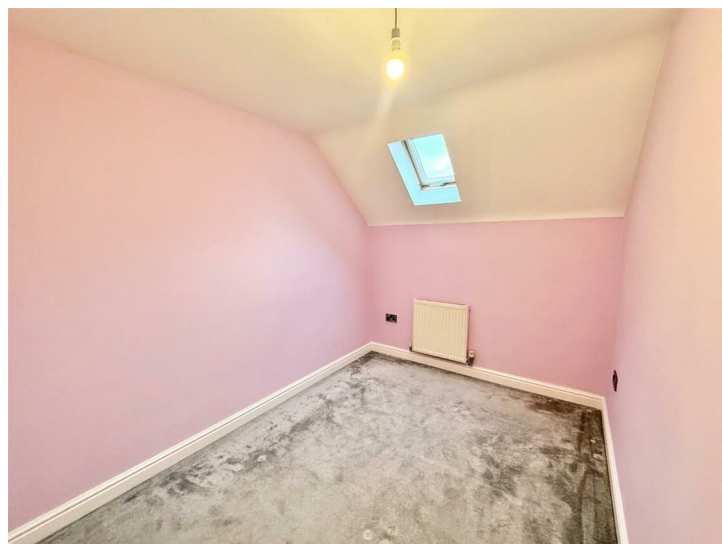
### Downstairs WC

Low level wc, wash hand basin, radiator and ceiling light point.



### Bedroom Two

Double glazed window, ceiling light point and radiator.



## Bathroom

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



## 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.

NB: Maintenance Charge Payable - £945.06 per annum

EPC Rating: C

Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.