



38 Coventry Road, Coleshill, B46 3AT

Asking price £175,000

Over 60's beautifully presented one bedroom second floor apartment. In brief the property comprises lounge, kitchen, bedroom, bathroom, underfloor heating and NO CHAIN. The property also benefits from access to communal homeowners lounge, communal landscaped gardens, lift to all floors and 24 hour emergency call system should you require assistance. Parking is available on a permit basis subject to availability.

Approach

Access via camera door entrance.



Communal Homeowners Lounge

Lounge area for residents and visitors.



Communal Hallway

Access to stairwell and lifts.

Hallway

Loft access, Storage cupboard, ceiling light point

Lounge

11'01 x 17 (3.38m x 5.18m)

Double glazed windows, ceiling light point



Kitchen

7'02 x 7'10 (2.18m x 2.39m)

Double glazed window, integrated electric cooker and electric hob, extractor fan, integrated fridge freezer, stainless steel sink with drainer and mixer tap, ceiling light point.



Bedroom

9'6 x 13 (2.90m x 3.96m)

Double glazed window, fitted wardrobes, ceiling light point.



Shower Room

Low level WC, walk in shower, heated towel rail, hand wash basin, ceiling light point.



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 - B

EPC Rating - B

Ground Rent: £425 per annum

Service Charge: £220.30 per month



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

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.