



## 47 Church Hill, Coleshill, B46 3AE

### Offers over £240,000

This three bedroom terraced home situated in the heart of Coleshill briefly comprises hallway, lounge, kitchen, three bedrooms and family bathroom. There are gardens to the front and rear and this property also benefits from a garage en bloc in a private parking area for residents only.



## Approach

Stoned fore garden with path leading to entrance front door.



## Lounge

11'11 x 21'06 (3.63m x 6.55m)

Double glazed door to front, double glazed French doors and windows to rear, multi fuel burner, stairs to first floor accommodation, radiator and ceiling light point.



## Kitchen

7'04 x 7'10 (2.24m x 2.39m)

Double glazed window to front, sink with drainer and mixer tap, integrated eutectic hob with extractor over, integrated electric oven, integrated fridge freezer and washing machine, cupboard concealing wall mounted boiler, insinkerator and ceiling light point.

## Landing

Storage cupboard and ceiling light point.

## Bedroom One

7'11 x 12'0 (2.41m x 3.66m)

Two double glazed windows to front, built in storage cupboard, radiator and ceiling light point.



## Bedroom Two

7'02 x 11'11 (2.18m x 3.63m)

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



## Bedroom Three

6 x 6'05 (1.83m x 1.96m)

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

## Bathroom

Panel bath with shower over, low level w/c, hand wash basin with vanity, sky light, radiator, spot lights to ceiling and ceiling light point.



### Rear Garden

Paved garden enclosed to boundaries.



### Garage En-Bloc

En-bloc with private parking area.

### 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.

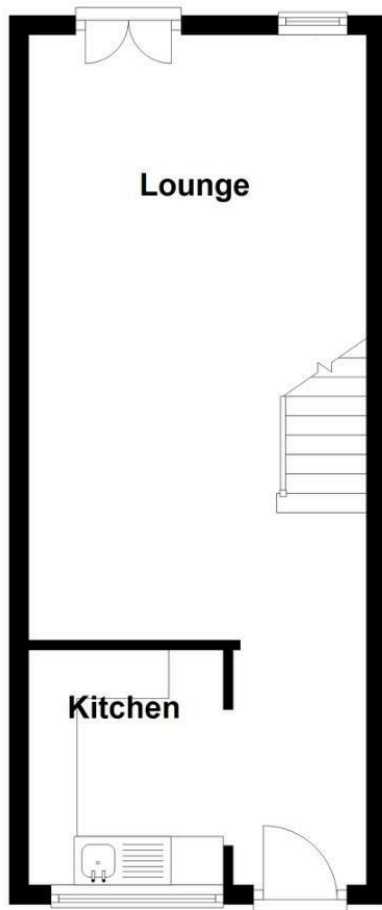
Council Tax - B

EPC Rating - D



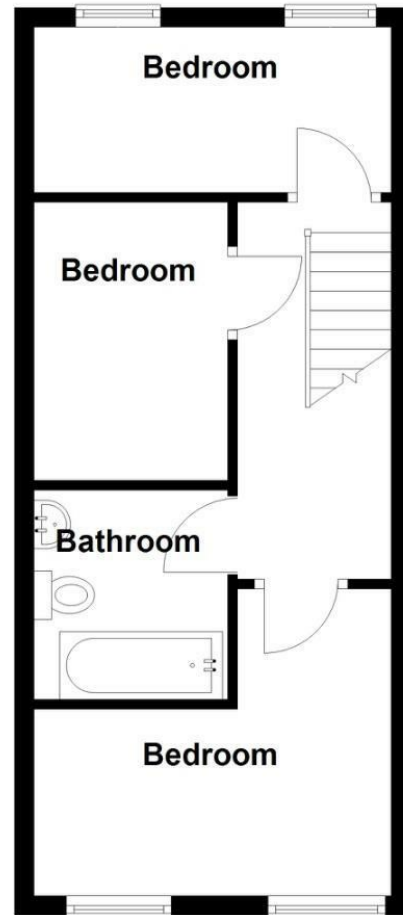
## Ground Floor

Approx. 30.5 sq. metres (328.8 sq. feet)



## First Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



Total area: approx. 63.6 sq. metres (684.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	62	
(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 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