



81 Brendan Close, Coleshill, B46 3EF

£350,000

**** MUST VIEW **** Well presented three storey property including refurbished windows, kitchen and bathrooms in Coleshill. In brief the property comprises entrance hallway, dining kitchen, utility, downstairs w/c, garage, lounge, three double bedrooms, en-suite, family bathroom and garden/off road parking. The property also benefits from double glazing and central heating (both where specified) .

Approach

Path leading to entrance front door.



Entrance Hallway

Two ceiling light points, two radiators and stairs rising to first floor elevation.



Dining Kitchen

13'01" x 11'00" (3.99m x 3.35m)

Having a range of matching wall, base and drawer units, integrated dishwasher, fridge, oven, hob and extractor, sink with mixer tap over, radiator, inset ceiling spotlights and double glazed bay window to fore.



Utility Area

Matching wall and base units, sink, space for white goods, ceiling light point and door giving access to rear garden.



Downstairs WC

Low level wc, sink set in vanity unit, ceiling light point and heated towel rail.



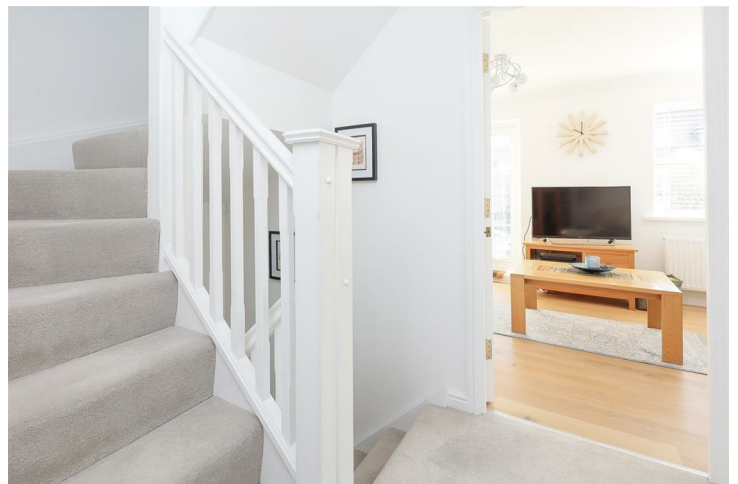
Garage

18'09" max x 8'10" (5.72m max x 2.69m)

Up and over door and ceiling light point.

First Floor Landing

Ceiling light point and stairs rising to second floor elevation.



Lounge

15'02" max x 13'00" max (4.62m max x 3.96m max)

Double glazed window to rear, ceiling light point, radiator, and double glazed double doors leading out to balcony.



Bedroom One

15'02" max x 10'10" (4.62m max x 3.30m)

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



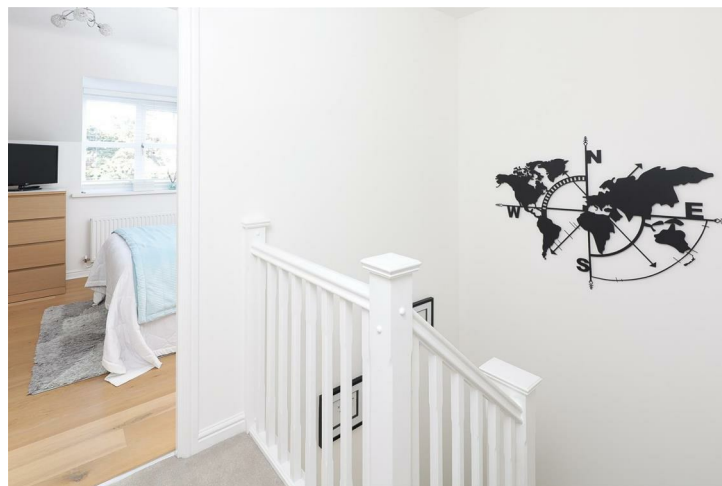
En-Suite

Double glazed window to fore, low level wc, wash hand basin, shower cubicle with shower over, ceiling light point and heated towel rail.



Second Floor Landing

Ceiling light point and access to loft void.



Bedroom Two

10'10" max x 15'02" (3.30m max x 4.62m)

Double glazed window to fore, ceiling light point, radiator, fitted wardrobes and boiler cupboard.



Bedroom Three

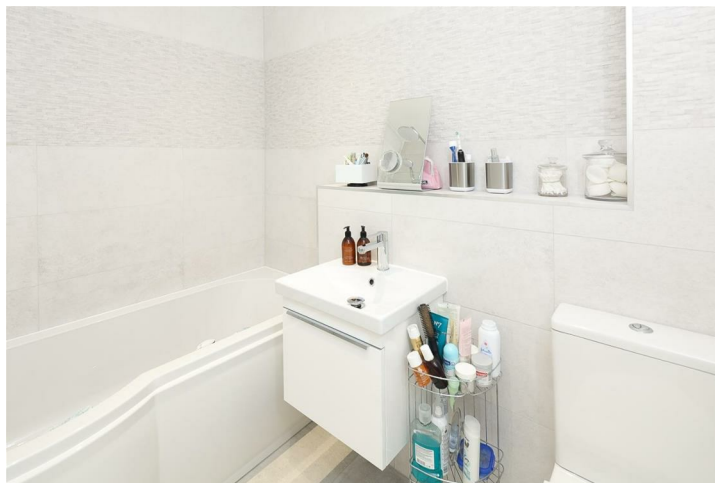
8'10" x 15'03" (2.69m x 4.65m)

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



Bathroom

Low level wc, sink set in vanity unit, bath with shower over, radiator and inset ceiling spotlights.



Rear Garden

Enclosed to boundaries, low maintenance block paved rear garden currently used as gated off road parking.



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.

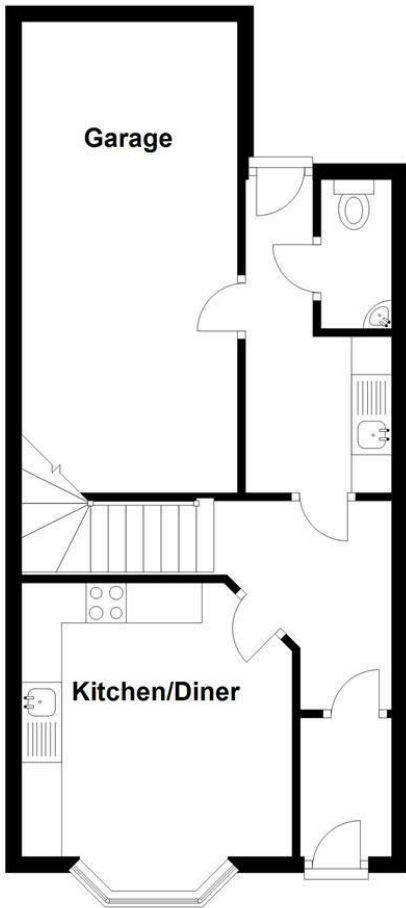
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: E

EPC Rating: C

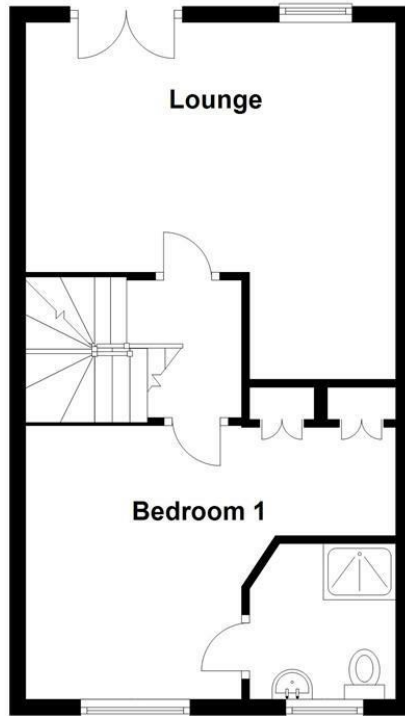
Ground Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



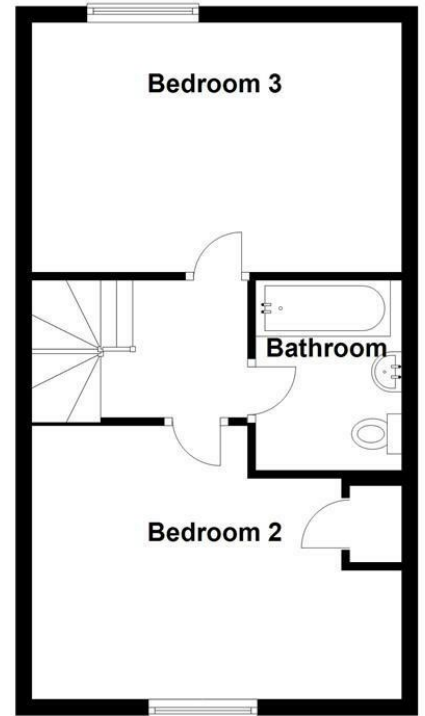
First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



Second Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 122.6 sq. metres (1319.8 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.