



22 Brutus Drive, Coleshill, B46 1UF

£365,000

Detached property in the popular location of Coleshill. In brief the property comprises entrance hallway, lounge, dining area, kitchen, snug, conservatory, three bedrooms, bathroom, garden and off road parking, The property also benefits from double glazing and central heating (both where specified)

Approach

Block paved driveway providing off road parking.



Entrance Hallway

Ceiling light point, radiator and stairs rising to first floor accommodation.



Lounge

11'00" max x 12'05" into bay (3.35m max x 3.78m into bay)

Double glazed bay window to fore, three wall light points, radiator and feature fireplace.



Dining Area

8'09" x 9'09" (2.67m x 2.97m)

Ceiling light point, radiator and double glazed sliding doors leading into conservatory.



Kitchen

8'00" x 12'02" plus door recess (2.44m x 3.71m plus door recess)

Having a range of matching wall, base and drawer units, integrated oven, extractor hood, hob, fridge and freezer, space for washing machine, inset ceiling spotlights, double glazed window to rear and door to side giving access to the snug.



Snug

7'04" x 11'06" plus door recess (2.24m x 3.51m plus door recess)

Double glazed window to fore, radiator, inset ceiling spotlights, loft access and double glazed door to rear.



Downstairs WC

Low level wc, wash hand basin, radiator, spotlight and double glazed window to rear.

Landing

Access to loft void, ceiling light point and cupboard housing boiler.

Bedroom One

9'04"max x 10'10" (2.84mmax x 3.30m)

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



Bedroom Two

10'01" x 9'05" (3.07m x 2.87m)

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



Bedroom Three

6'11" x 6'02" (2.11m x 1.88m)

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



Bathroom

Bath with shower over, sink and low level wc set in vanity unit, heated towel rail, inset ceiling spotlights and double glazed window to rear.



Rear Garden

Patio area, mainly laid to lawn, side access and fencing to boundaries.

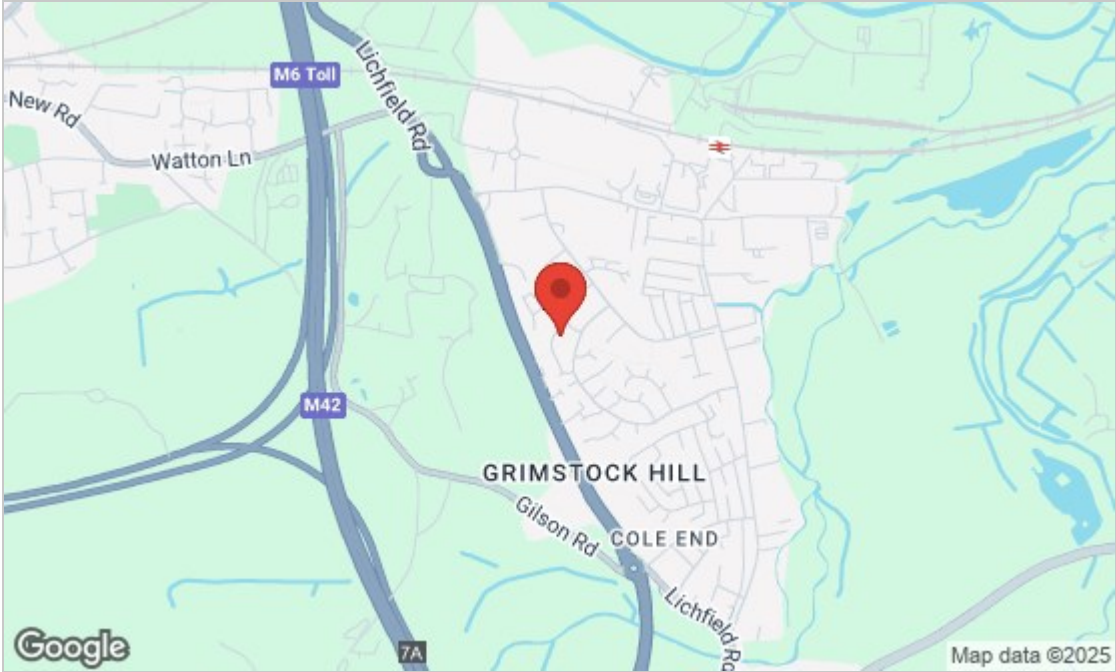


Further Information

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 - D
EPC Rating - TBC



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

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