



119 Station Road, Coleshill, B46 1HB

£300,000

A well presented semi detached property in Coleshill. Situated in a convenient location having local amenities and good transport links with a train station close by. The property comprises hallway, lounge / diner, kitchen, conservatory, three bedrooms, bathroom, rear garden, rear garage and a driveway. Please call us now to view!

Front

Block paved driveway with a double glazed door into the hallway.



Hallway

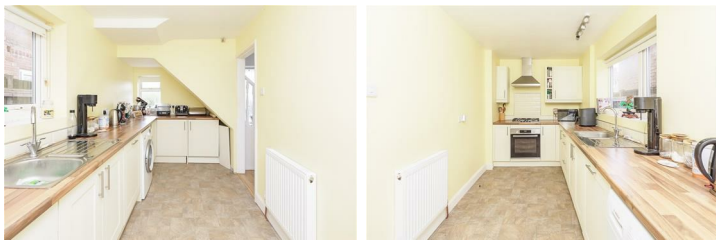
Stairs to the first floor, storage cupboard (having a light and the meters) & ceiling light point.



Kitchen

16'00 max x 6'8 (4.88m max x 2.03m)

Double glazed windows to the side and front, wall, base and drawer units, work surfaces, stainless steel sink and drainer, gas cooker point, space for white goods and a ceiling light point.



Lounge / Diner

17'1 max x 17'2 max (l shaped) (5.21m max x 5.23m max (l shaped))

Double glazed window to the rear, double doors to the conservatory, three ceiling light points, two wall light points and a gas fire point.



Conservatory

10'5 x 15'8 max (3.18m x 4.78m max)

Double glazed windows to the rear, French doors to the garden and a wall light point.



Landing

Double glazed obscure window to the side, two ceiling light points and stairs to the loft space.

Bedroom One

10'10 x 8'9 (3.30m x 2.67m)

Double glazed window to the front & ceiling light point.



Bedroom Two

8'9 max x 10'2 (2.67m max x 3.10m)

Double glazed window to the rear, built in wardrobes and ceiling light point.



Bedroom Three

8'4 x 6'8 (2.54m x 2.03m)

Double glazed window to the rear & ceiling light point.



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: C
EPC Rating: E

Bathroom

Obscure double glazed window to the side, pedestal hand wash basin, low flush w.c, bath with a shower over, ceiling light point, and cupboard housing the boiler.



Rear Garden

Paved patio and laid to lawn with a paved pathway to the rear garage. Upvc door into the garage and gated access to the front.



Rear Garage

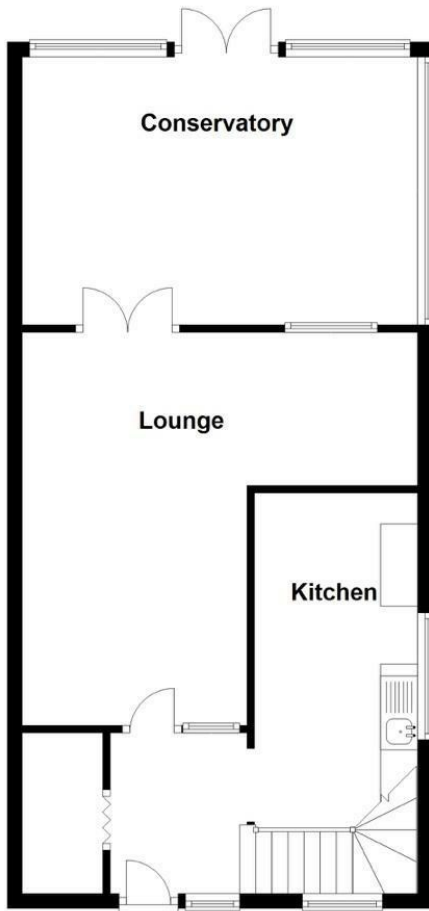
Up & over door, light point and power point.

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

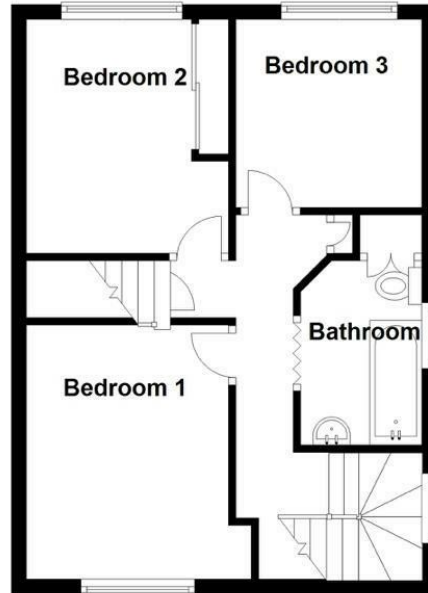
Ground Floor

Approx. 60.1 sq. metres (647.4 sq. feet)



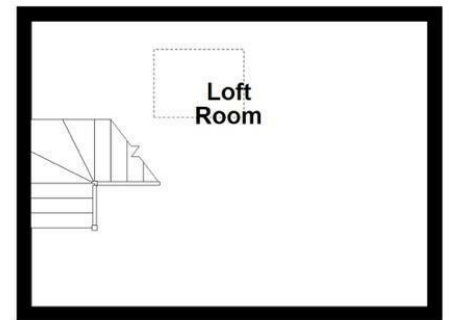
First Floor

Approx. 40.2 sq. metres (433.2 sq. feet)



Second Floor

Approx. 20.5 sq. metres (220.6 sq. feet)



Total area: approx. 120.9 sq. metres (1301.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		47	
(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		53	55
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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