



## **2 High Brink Road, Coleshill, B46 1BH**

### **Asking price £365,000**

This well presented semi detached home situated in the popular town of Coleshill briefly comprises porch, lounge, kitchen/diner, downstairs w/c, three double bedrooms (master having ensuite) and family bathroom. There is a garden and driveway to the front leading to a good size garage. This property would make a lovely family home and should be viewed !



## Approach

Via block paved driveway



## Porch

Double glazed window to front and side, composite front door and spotlights to ceiling.

## Lounge

18'18 x 15'9 (5.49m x 4.80m)

Double glazed bay window to front, stairs to first floor accommodation, two radiators, spotlights to ceiling and ceiling light point.



## Kitchen/Diner

24'1 x 8'3 (7.34m x 2.51m)

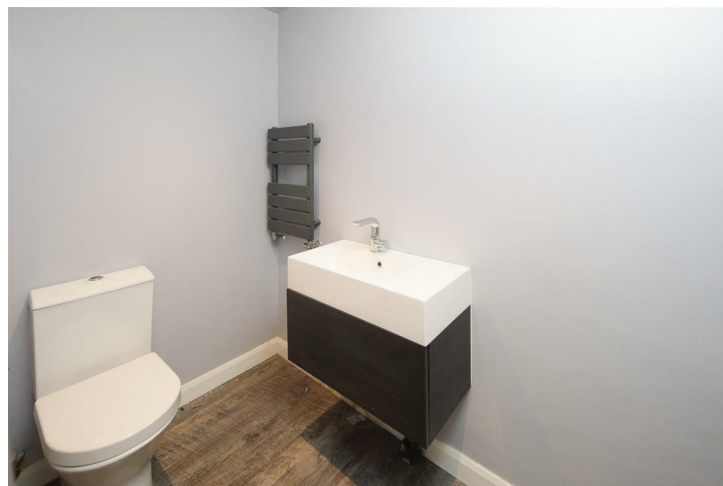
Double glazed window to side, double glazed bi folding doors to the rear garden, wall base and drawer units, 1 1/2 sink with drainer and mixer tap, induction hob with extractor over, oven microwave, integrated oven, storage cupboard and spotlights to ceiling.



## Utility/Downstairs W/C

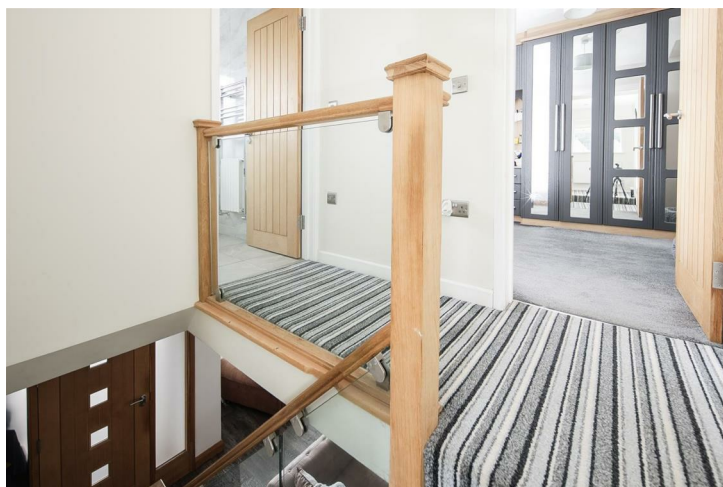
4'3 x 7'1 (1.30m x 2.16m)

Low level W/C, hand wash basin with vanity, heated towel rail, space for washing machine and ceiling light point.



## Landing

Loft access with ladder to part boarded space, radiator and spotlights to ceiling.



## Bedroom One

9'7 x 21'9 (2.92m x 6.63m)

Double glazed bay window to front, built in wardrobes with overhead storage, window seat with storage, radiator and two ceiling light points.



## Ensuite

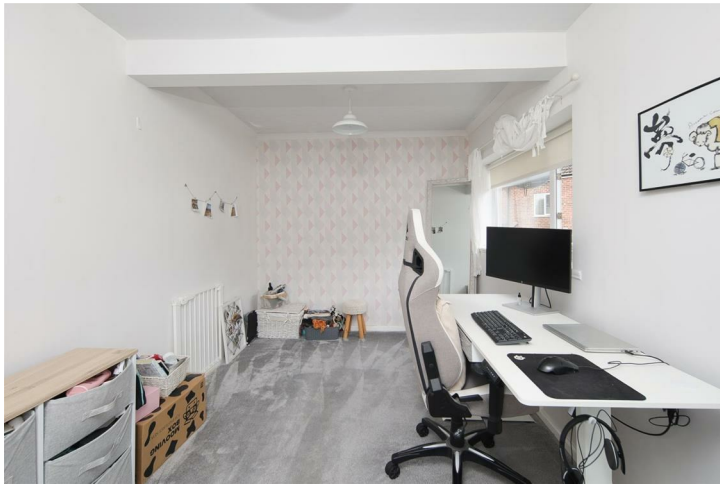
Double glazed window to rear, low level w/c, shower enclosure, bidet, hand wash basin with vanity unit, heated towel rail and spotlights to ceiling.



### Bedroom Two

8'4 x 13'8 (2.54m x 4.17m)

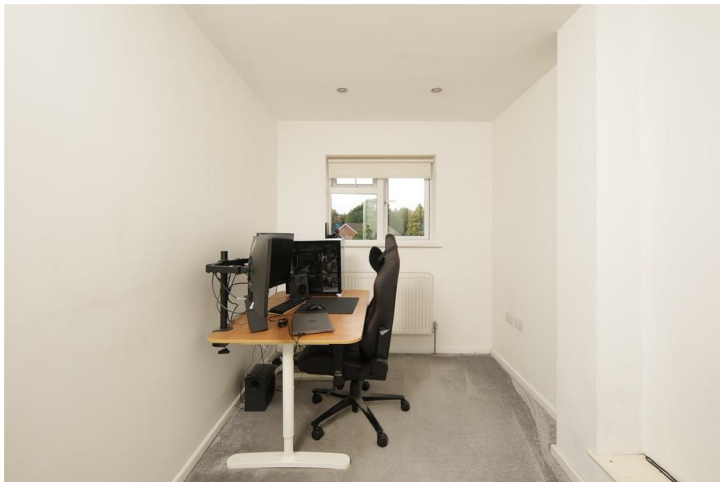
Double glazed window to rear and side, radiator and two ceiling light points.



### Bedroom Three

7'1 x 11'7 (2.16m x 3.53m)

Double glazed window to front, radiator and spotlights to ceiling.



### Bathroom

Double glazed window to front, low level w/c, sink with vanity unit, freestanding bath, heated towel rail and spotlights to ceiling.



### Rear Garden

Paved patio area to side, laid to lawn, gated access to front and enclosed to neighbouring boundaries.



### Garage

11'6, 11'3 min x 16'4 max (3.51m, 3.43m min x 4.98m max)

Electric garage door, tap, power points and ceiling light point.

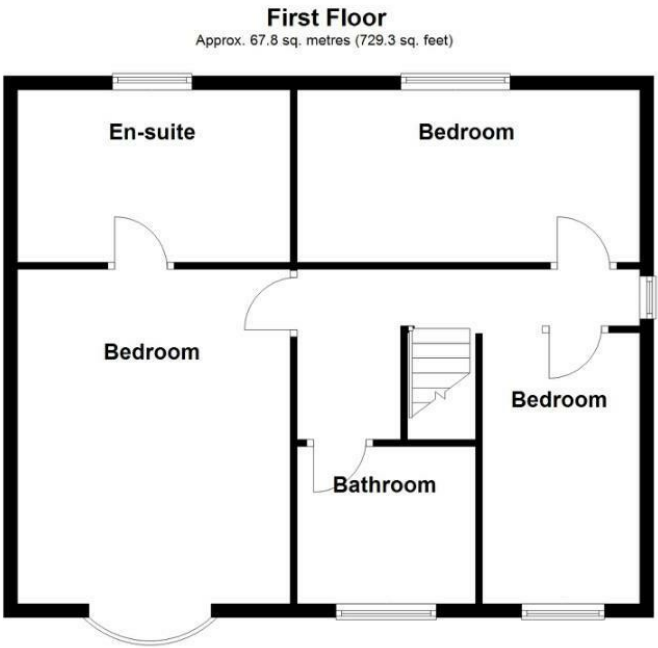
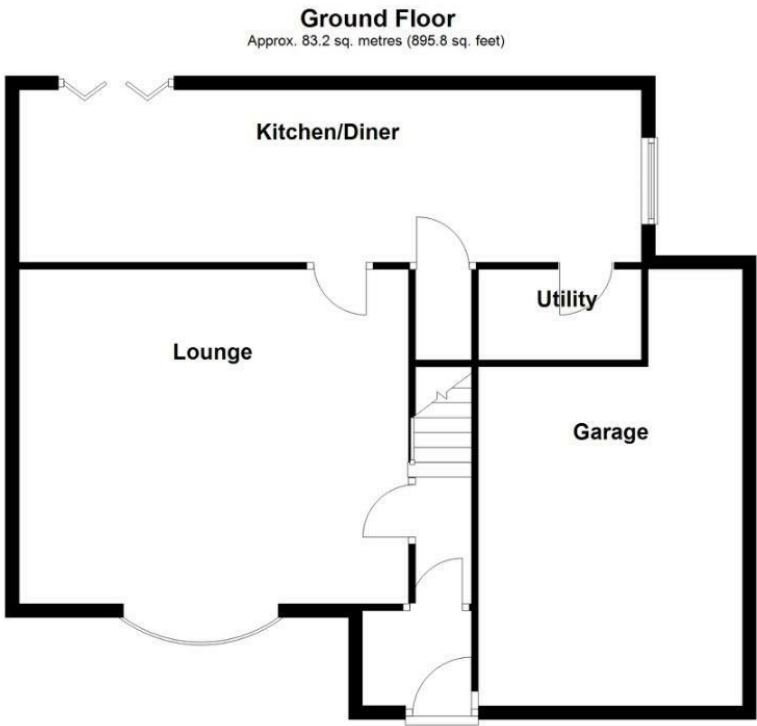
### Further Information

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 Band - C  
EPC Rating - C





Total area: approx. 151.0 sq. metres (1625.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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