



2 Prince Regent House High Street, Coleshill, B46 3BQ

Asking price £270,000

This modern terraced home situated in the heart of Coleshill briefly comprises lounge, kitchen/diner, two double bedrooms and Jack and Jill style bathroom. There are two parking spaces to the front and an enclosed rear garden. This property is an ideal first time buyer property and should be viewed.

Approach

Off Road Parking



Lounge

13'9 x 12'6 (4.19m x 3.81m)

Door to front, double glazed window to front, radiator and two ceiling light points.



Kitchen/Diner

13'9 x 10'2 (4.19m x 3.10m)

Having a range of matching wall, base and drawer units, stainless steel sink unit with drainer and mixer tap, integrated fridge freezer, cooker and gas hob with extractor, double glazed french doors leading to rear garden, radiator, storage cupboard and spotlights to ceiling.



Landing

Ceiling light point.

Bedroom One

13'10 x 10'2 (4.22m x 3.10m)

Double glazed window, radiator and ceiling light point.



Bedroom Two

13'10 x 10'8 (4.22m x 3.25m)

Double glazed window, radiator and ceiling light point.



Jack and Jill Bathroom

Paneled bath with shower over, low level w/c, wash hand basin and ceiling light point.



Rear Garden

Artificial lawned area, paved patio area, enclosed to neighboring boundaries, gated access to rear.

Further Information

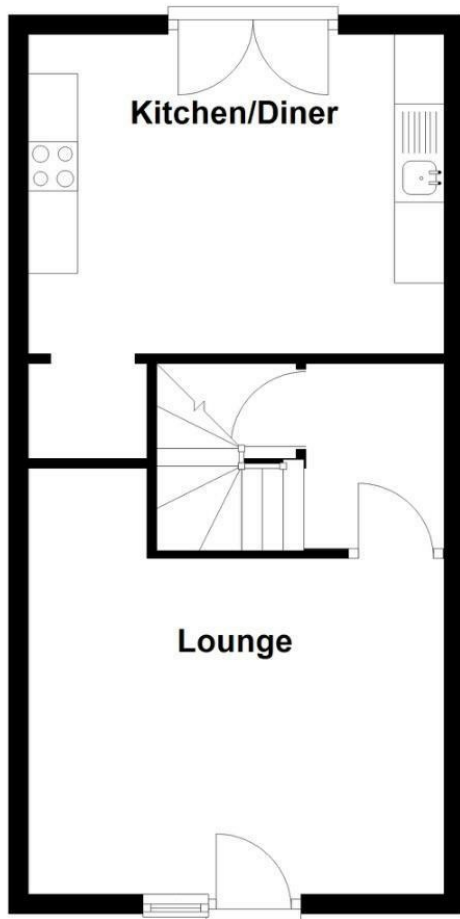
We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers 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 - TBC

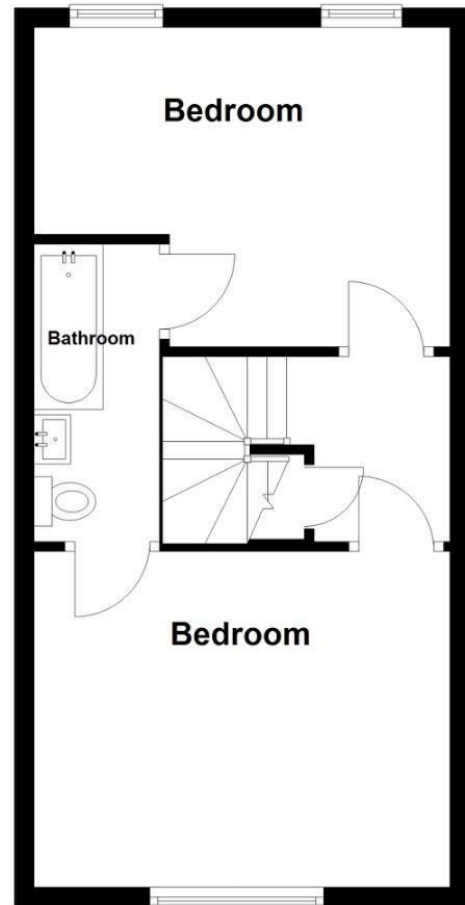
Ground Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 73.6 sq. metres (792.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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