



## 45 Coleshill Road, Sutton Coldfield, B76 9EX

### Offers over £230,000

Welcome home to this beautiful two bedroom semi-detached property with bundles of character and original features. The ground floor comprises of lounge with beamed ceilings and feature fireplace. The kitchen is made up of base & eye level units with plenty of work space, integrated appliances and leads in to the three-piece bathroom

To the first floor you can enjoy two good sized bedrooms one with beamed ceilings and feature fireplace.

Externally, there is a large patio, lawn and summerhouse. Call now to view !

## Approach

Via artificial lawned area with pathway to front door.



## Hallway

Window to front, doors leading to stairs and lounge, and ceiling light point.



## Lounge

13'6 x 12'5 (4.11m x 3.78m)

Storage cupboard, brick built feature fireplace, radiator and ceiling light point.



## Kitchen

11'9 x 8'10 (3.58m x 2.69m)

Window to side, wall base and drawer units, space for white goods, stainless steel 1 1/2 sink with drainer and mixer tap, wall mounted central heating boiler, pantry and ceiling light point.



## Downstairs Bathroom

Window to rear, panelled bath with shower over, hand wash basin in vanity unit and ceiling light point.



## Boot Room

Door to rear garden and ceiling light point.

## Landing

### Bedroom One

12'5 x 9'11 (3.78m x 3.02m)

Window to side and rear, feature fire place, radiator and ceiling light point.



### Bedroom Two

9'5 x 9'1 (2.87m x 2.77m)

Window to front, radiator and ceiling light point.



## Rear Garden

Two paved patio areas, area laid to lawn and enclosed to neighbouring boundaries.



## Outbuilding

Seating Area - 11'10 x 7'6

Office Area - 11'10 x 5'9

## 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 - B  
EPC Rating - D

This is a grade 2 listed building.



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