



2 Park Road, Coleshill  
B46 3LA



**MARK BENTLEY**  
ESTATE AGENT





## 2 Park Road Coleshill, B46 3LA

*A most impressive and attractive brand new 5 bedroom 3 bathroom freehold detached home with large lounge, separate dining room, stunning 30' kitchen, separate utility room, large garage and south facing rear garden.*

This super new home has been most thoughtfully designed and appointed. Sitting back from the road behind a grass verge and a large full width block paved drive, providing parking space for approximately 5 cars and attractive slatted boundary fencing and border shrubs.

The property is within walking distance of Coleshill High Street with its abundance of local shops and popular local pubs and café's. Coleshill is also well served with a host of amenities including a leisure centre, football club, local churches and very importantly, nursey, primary and Secondary Schools. Popular rural villages/hamlets including Shustoke, Furnace End, Nether Whitacre, Lea Marston and Maxstoke are a very short drive away.

Coleshill is brilliantly located for easy access onto the A446 which takes you, within a mile, to access junctions for the M6, M6 Toll and M42.

To view this super new home call:  
0121 353 6212 or 07768 035 065  
Email: [mark@markbentley.co.uk](mailto:mark@markbentley.co.uk)



The furniture in this photograph is computer generated as an example of how the room would look furnished





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The alarmed and gas centrally heated double glazed accommodation comprises:

**Note:** Bathroom, en-suite and cloakroom fittings are Roca, Grohe & Hansgrohe. The Kitchen and utility worktops are Silestone and the tiles are Porcelanosa.

## Ground Floor

### Covered Porch

### Reception Hall

Attractive dark grey 'solidor' entrance door, doors to Lounge, Dining Room, Kitchen, Guest Cloakroom and understairs store room and stairs to the first floor.

### Guest Cloakroom

With WC and wash hand basin with cupboard under.

### Front Lounge 5.9m (into bay) x 3.63m

Square bay window facing front.

### Separate Front Dining Room 3.32m x 3.04m

Window facing front

### Substantial Rear Kitchen 9.11m x 3.69m

Comprehensive range of base units with work surfaces over and matching wall units, sink unit with feature swan neck tap, Built in Dishwasher, 2 AEG Ovens, AEG Induction Hob, Lamona Extractor Hood, Neue Fridge & Freezer, door to Utility room, window facing rear and wide bi-folding doors to rear south facing patio and garden.

### Utility Room 3.20m x 1.47m

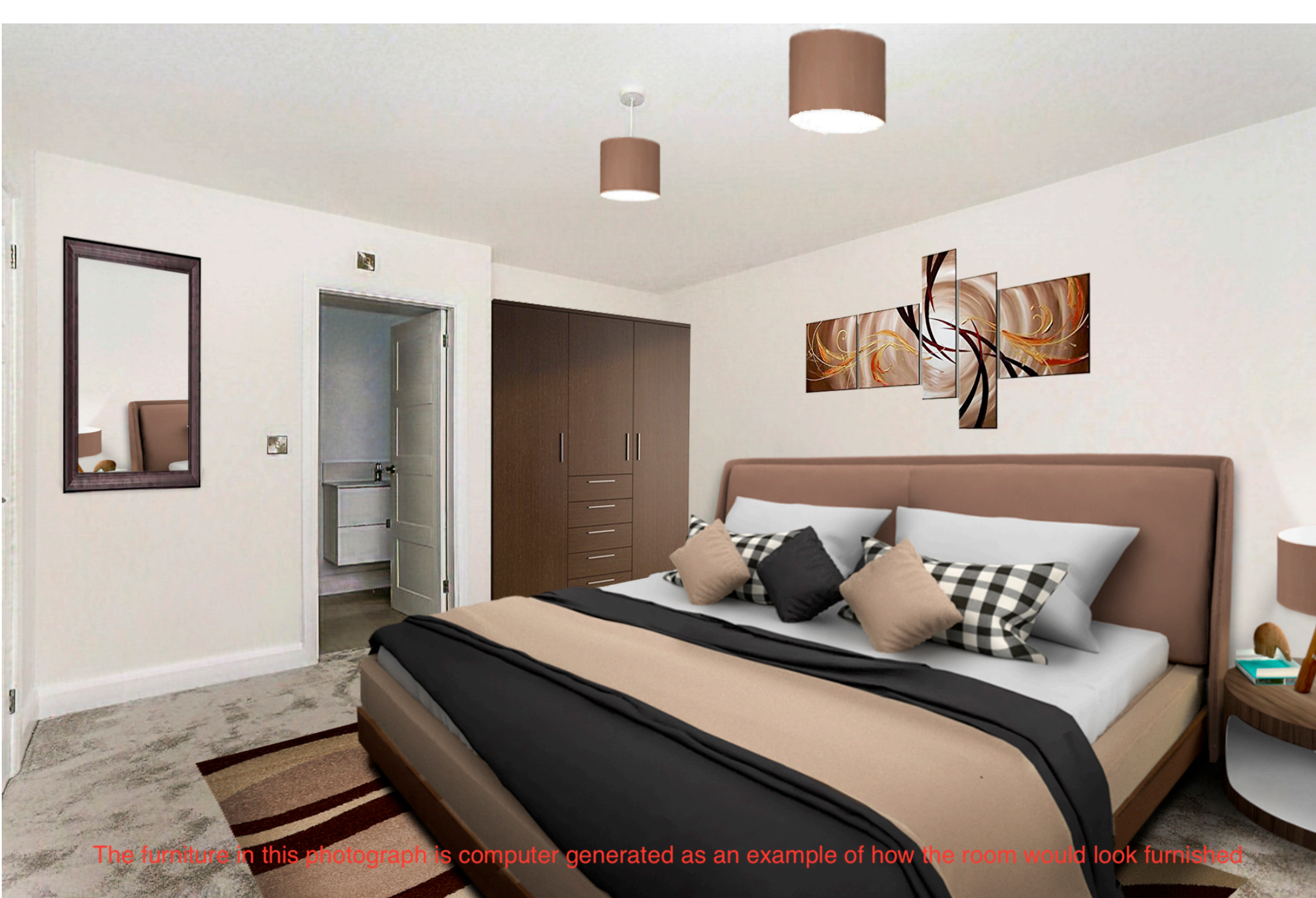
Sink unit, matching base units and work surfaces, plumbing for washing machine, door to garage and door to rear patio.

### Large Integral Garage 5.97m x 3.29m

Central Heating boiler, store room off housing large hot water cylinder, door to utility room and double entrance doors.







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## First Floor

### Large L Shaped Landing

With doors off to all five bedrooms, main bathroom, storage cupboard and window facing front.

### Bedroom 1 4.07m ( 4.35m max) x 3.67m

Window overlooking rear garden and door to en-suite.

### En-Suite Shower Room 3.67m x 1.49m max (1.21m min)

Large shower cubicle, wash basin with cupboard under, WC, heated towel rail and window to side.

### Bedroom 2 5.51m x 3.23m

Dormer window facing front and door to en-suite.

### En-suite shower room

Large shower cubicle, wash basin with cupboard under, WC, heated towel rail and window facing rear.

### Bedroom 3 3.62m x 3.31m

Window facing front

### Bedroom 4 3.65m x 3.17m

Window facing front

### Bedroom 5 2.96m x 2.70m

Window facing rear

### Family bathroom 2.67m x 2.17m

Feature free standing bath, large shower cubicle, wash basin with cupboard under, WC and window facing rear.

## Outside

### Side entrance

### South facing rear garden

With Indian sandstone patio, lawn, border shrubs, trellising and boundary fencing.

### Tenure

Freehold

### Council Tax Band

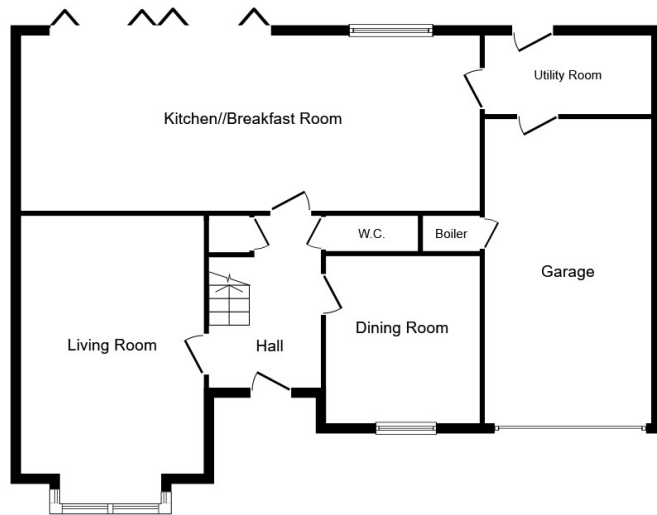
To be confirmed



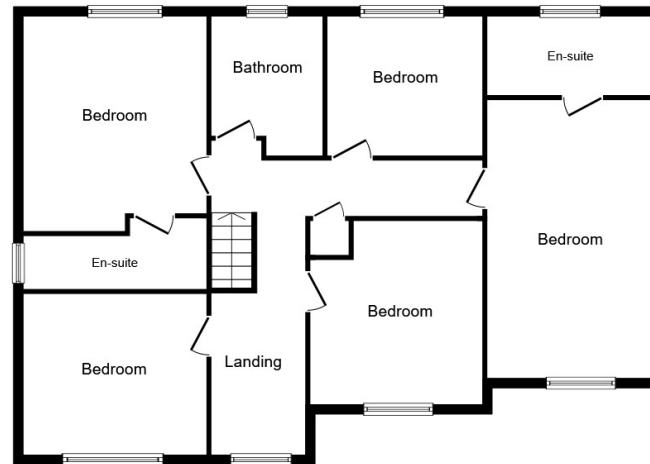








**Ground Floor**



**First Floor**



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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Mark Bentley. Powered by www.focalagent.com

**Warranty**  
The property will be covered by an  
ICW 10 year Warranty



0121 353 6212

07768 035 065

mark@markbentley.co.uk

www.markbentley.co.uk



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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Mark Bentley for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.