

Coleshill Road, B37



PROPERTY ADDRESS
75 Coleshill Road
Marston Green
B37 7HT

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

- Four double bedrooms
- Sought after location
- Driveway parking for multiple cars and integrated garage
- Close to local amenities
- Stunning, large rear garden with fully fitted log cabin

The property benefits from over 2000 sqft of accommodation, driveway parking for multiple cars, integrated garage and stunning, beautifully maintained rear garden with fully fitted log cabin that even has its own wood burner!

This impressive family home briefly comprises:

Entrance Hall – welcoming entrance hall with WC, leading to;

Dining Room (4.57 x 3.61) - this lovely bright dining space benefits from a large bay window to the front elevation, which floods the room with natural light – this is a perfect space for entertaining or family mealtimes.

Reception Room (4.62 x 3.61) - large living room with deep pile grey carpet and the centre piece of the room – the wood burning stove, which is set in front of a slate-style feature wall. This is the ideal room for entertaining friends or curling up with family to watch a film.

Kitchen (5.69 x 5.46) - contemporary kitchen with off white wall and base units, slate floor, solid wood worktop and a range of integrated appliances. There is also a bespoke island unit - perfect for preparing food whilst children do homework up to the breakfast bar or dinner party guests relax in the conservatory. This room has been extended to include two Velux windows, which ensure this is bright and welcoming space.

Conservatory (3.81 x 2.87) – a very useful addition to the property, which feels more like an extension than a typical conservatory, with tiled floor, Velux windows and patio doors to the rear garden.

Bedroom One (4.57 x 4.19) - large double bedroom to the front of the property with grey carpet and bay window.

Bedroom Two (3.66 x 3.61) - a second large double bedroom to the rear of the property with grey carpet.

Bedroom Three (4.17 x 2.41) - another good size double bedroom with dual aspect.

Bedroom Four (3.18 x 2.69) - fourth double bedroom to the rear of the property.



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Bathroom - family bathroom with walk in shower cubicle, bath and sink with vanity unit. The toilet is separate in the adjoining room.

External – to the front of the property there is a large driveway with parking for multiple cars and an integrated garage. There is a large, private, beautifully landscaped rear garden with patio, mature shrubbery and well stock borders. There is also a log cabin, which has been fully insulated with lighting, heating, power and even its own wood burner!