



## Coton Road, Nether Whitacre

Price £300,000

- Delightful Two Bedroom Semi-Detached
- Field Views to the Rear
- Ground Floor Shower Room & Family Bathroom
- EPC Rating D
- Sought After Village Location
- Two Generous Bedrooms
- No Upward Chain
- Ample Off Road Parking
- Lounge with Bay Window to Front
- Council Tax Band C

# 41 Coton Road, Coleshill B46 2EX

Royston & Lund are delighted to offer to the market this homely two bedroom semi-detached property in the sought after semi rural location of Nether Whitacre.

Internal accommodation consists of a generous sized living room with a front bay window letting in lots of natural light, re-fitted kitchen and ground floor shower room. To the first floor are two good sized bedrooms and family bathroom. To the front is of the property is a gravelled driveway providing ample parking and to the rear, a private lawned garden enjoying far reaching countryside views.

No upward chain.



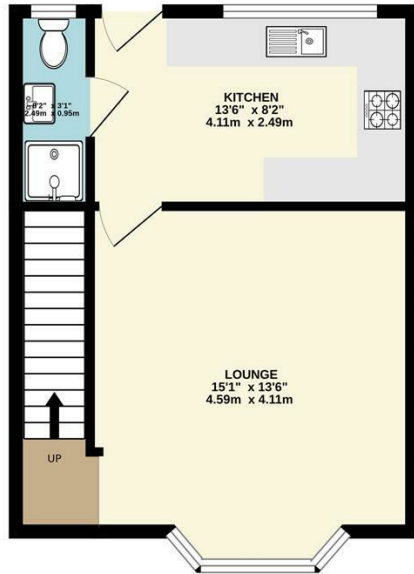
Council Tax Band: C



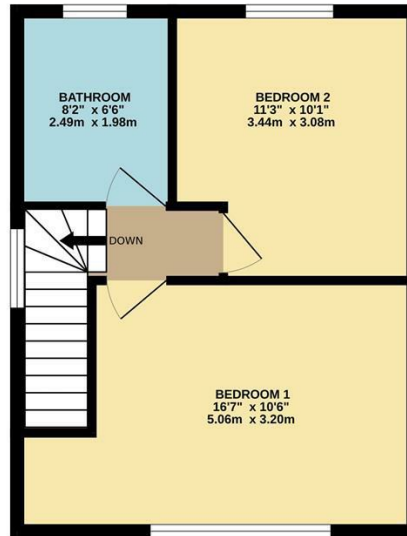




GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (68.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>59</b>
(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		
England & Wales		EU Directive 2002/91/EC