



Coleshill Heath Road, Birmingham B37 7HY



welcome to

Coleshill Heath Road, Birmingham

*** FOUR BEDROOMS *** HUGE KITCHEN DINER *** HUGE GARDEN *** FAMILY BATHROOM *** MASTER BEDROOM WITH EN SUITE *** OAK DOORS THROUGHOUT *** DRIVEWAY *** LOUNGE *** DOWNSTAIRS WC ***





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approach

Driveway and laid to lawn.

Entrance Hall

Stairs to first floor accommodation, ceiling light point, radiator and doors to:-

Lounge

16' 7" x 11' 3" (5.05m x 3.43m)

Double glazed window to front, two ceiling light points, chimney and radiator.

Kitchen

23' 2" max x 22' max (7.06m max x 6.71m max)

Double glazed window to rear, double glazed door to side and bi-fold doors to rear. Wall, base and drawer units with stainless steel sink and drainer, integrated oven and gas hob with extractor hood over, space for free standing appliances (dishwasher, fridge-freezer, tumble dryer and washing machine), seven ceiling light points, storage cupboard and under-floor heating.

Downstairs W C

Low level wc, wall mounted hand wash basin, towel rail radiator and ceiling light point.

Office

11' 3" x 7' (3.43m x 2.13m)

Obscure double glazed window to side and double glazed window to front, ceiling light point and radiator.

Landing

Obscure double glazed window to side, three ceiling light points, storage cupboard, loft hatch and doors to :-.

Bedroom One

12' x 14' 1" max (3.66m x 4.29m max)

Double glazed window to rear, ceiling light point, radiator and arch to dressing room.

Dressing Room

8' x 5' 3" (2.44m x 1.60m)

Ceiling light point and door to ensuite.

Ensuite

Shower cubicle, pedestal hand wash basin, low level wc. towel rail radiator and spotlights to ceiling.

Bedroom Two

15' x 9' 3" (4.57m x 2.82m)

Double glazed window to front, ceiling light point and radiator.

Bedroom Three

11' 8" x 8' (3.56m x 2.44m)

Double glazed window to side, ceiling light point and radiator.

Bedroom Four

14' 1" x 9' 9" (4.29m x 2.97m)

Double glazed window to rear, ceiling light point and radiator.

Bathroom

Obscure double glazed window to front, bath with shower over, pedestal hand wash basin, low level wc, towel rail radiator and tiled walls and floor.

Rear Garden

Laid to lawn with patio area and outdoor sockets.

Agent Note

Council Tax Band D.



view this property online shipways.co.uk/Property/CAB109736



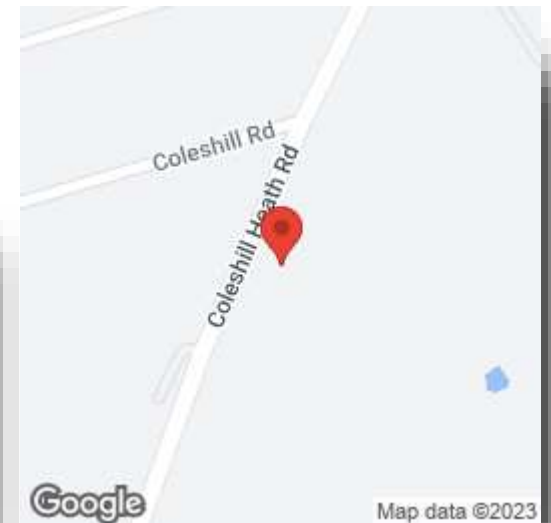
welcome to

Coleshill Heath Road, Birmingham

- WAS £525,000 REDUCED TO £495,000
- FOUR BEDROOMS
- KITCHEN DINER
- LOUNGE
- MASTER EN SUITE

Tenure: Freehold EPC Rating: C

£495,000



view this property online shipways.co.uk/Property/CAB109736

Please note the marker reflects the postcode not the actual property



Property Ref:
CAB109736 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 747 4722



castlebromwich@shipways.co.uk



258 Chester Road, Castle Bromwich,
BIRMINGHAM, West Midlands, B36 0JE



shipways.co.uk