



**Doris Road, Coleshill Birmingham B46 1EJ**

**welcome to**

## **Doris Road, Coleshill Birmingham**

\*\*\* DO NOT MISS OUT \*\*\* LOVELY CONDITION \*\*\* VILLAGE LOCATION \*\*\* FOUR BEDROOMS \*\*\* KITCHEN DINER \*\*\* LOUNGE \*\*\* FAMILY BATHROOM \*\*\* LARGE GARDEN \*\*\* DRIVEWAY \*\*\* NO CHAIN \*\*\* FREEHOLD \*\*\* CALL SHIPWAYS TO VIEW ON 0121 747 4722 \*\*\*

### **Approach**

Block paved driveway.

### **Entrance Hall**

Door to lounge. Ceiling light point. Stairs to upper floor accommodation.

### **Lounge**

10' 9" plus bay x 11' 4" ( 3.28m plus bay x 3.45m )  
Double glazed window to front. Ceiling light point and wall light. Central heating radiator.

### **Kitchen**

14' 8" x 11' ( 4.47m x 3.35m )  
Double glazed sliding door to garden and double glazed window to rear. A range of wall and base units with space for free standing appliances (cooker, dishwasher and washing machine). A storage cupboard. Ceiling light point and central heating radiator.

### **Landing**

Double glazed window to front. Stairs to second floor accommodation. Two ceiling light point and central heating radiator. Doors to various:

### **Bedroom One**

9' 6" x 8' 1" ( 2.90m x 2.46m )  
Double glazed window to rear. Ceiling light point and central heating radiator.

### **Bedroom Two**

11' x 9' 6" ( 3.35m x 2.90m )  
Double glazed window to rear. Ceiling light point and central heating radiator.

### **Bedroom Three**

11' x 8' 9" ( 3.35m x 2.67m )

Double glazed window to front. Ceiling light point and central heating radiator.

### **Bedroom Four**

12' 4" x 6' 9" ( 3.76m x 2.06m )  
Double glazed window to ceiling. Reduced ceiling height. Central heating radiator.

### **Bathroom**

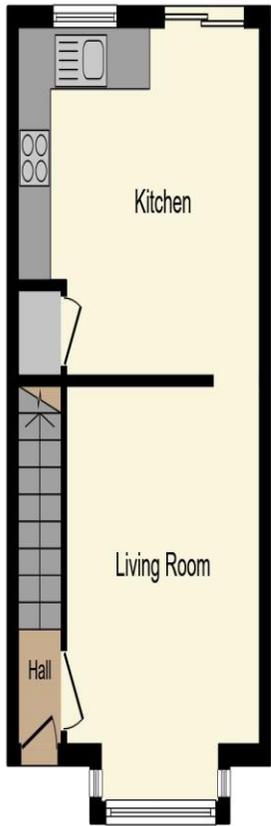
Obscure double glazed window to rear. Low level toilet, hand wash basin and pedestal. Bath with shower over. Central heating radiator.

### **Rear Garden**

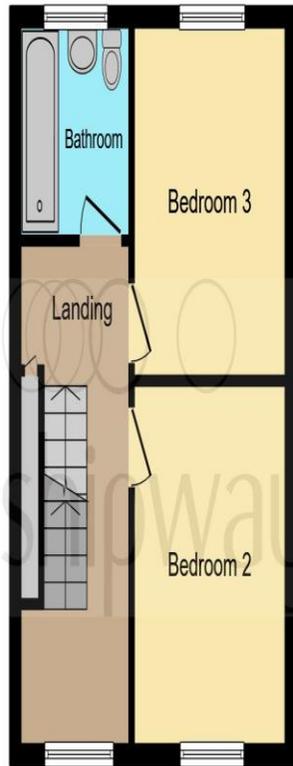
Patio and lawn area. Brick built shed and wooden shed.

### **Agent Note**

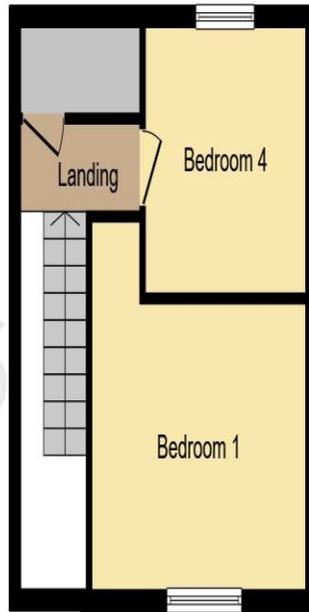
The Council Tax Band is B.



**Ground Floor**

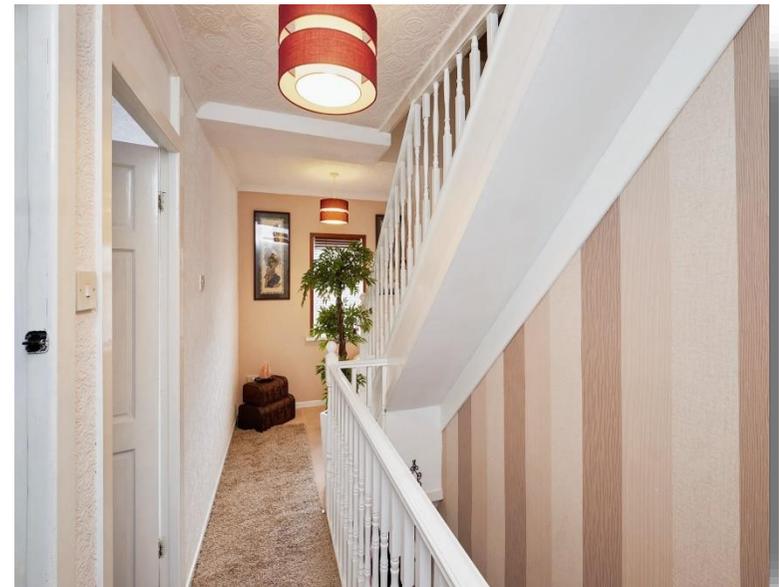


**First Floor**



**Second 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.



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**Doris Road,**  
**Coleshill Birmingham**

- FOUR BEDROOMS
- DRIVEWAY
- LARGE GARDEN
- KITCHEN DINER
- LOUNGE

Tenure: Freehold EPC Rating: D

offers in the region of

**£250,000**



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