



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

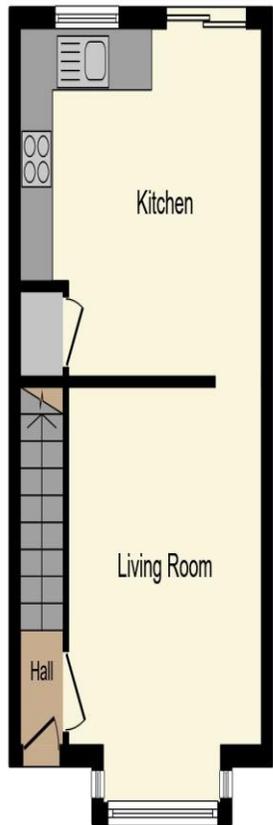
Obscure double glazed window to rear. Low level toilet, hand wash basin and pedestal. Bath with shower over. Central heating radiator.

Rear Garden

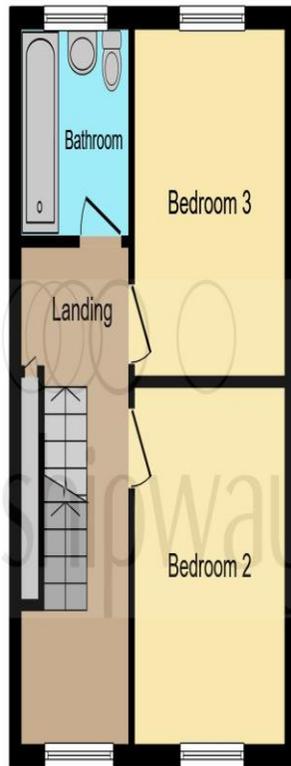
Patio and lawn area. Brick built shed and wooden shed.

Agent Note

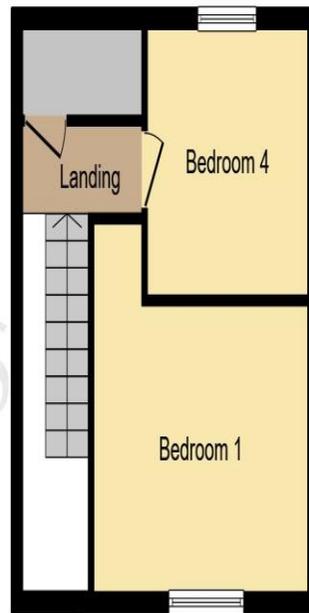
The Council Tax Band is B.



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.



welcome to
Doris Road,
Coleshill Birmingham

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

Tenure: Freehold EPC Rating: D

offers in the region of

£250,000



view this property online shipways.co.uk/Property/CAB110274



Property Ref:
CAB110274 - 0006

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.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


shipways



0121 747 4722



castlebromwich@shipways.co.uk



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



shipways.co.uk