



**Coleshill Road, Water Orton Birmingham B46 1RD**

## welcome to Coleshill Road, Water Orton Birmingham

- DETACHED
- THREE BEDROOMS
- DRIVEWAY
- HUGE GARDEN
- KITCHEN DINER

Tenure: Freehold

EPC Rating: D

# £375,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Agent Note

### Approach

### Entrance Hall

### Lounge

22' 8" x 13' 1" ( 6.91m x 3.99m )

### Kitchen

14' 2" max x 16' 2" max ( 4.32m max x 4.93m max )

### Utility Room

### Landing

### Bedroom One

14' 1" x 10' 4" ( 4.29m x 3.15m )

### Bedroom Two

16' 8" x 7' 8" ( 5.08m x 2.34m )

### Bedroom Three

12' 6" x 11' 1" ( 3.81m x 3.38m )

### Bathroom

### Rear Garden

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### Property Ref:

CAB110626 - 0003

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