



Hoggrills End Lane, Coleshill  
Birmingham, B46 2DD

Offers in Excess of £400,000

# Coleshill

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Don't miss out on this incredible chance to own a stunning three-bedroom property nestled within the prestigious grounds of Lansdown House.

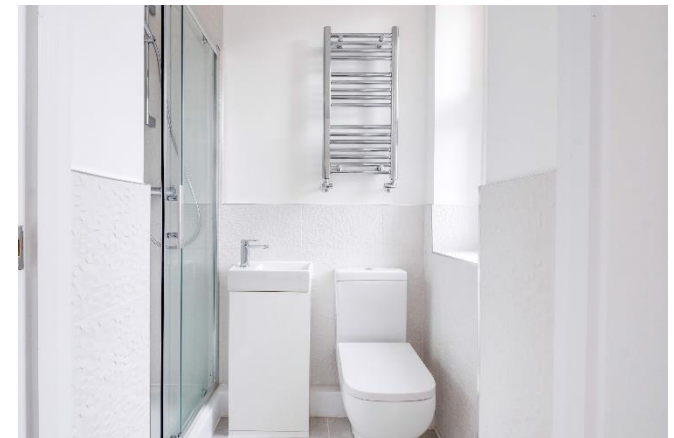
Located in a highly sought-after residential area, this newly converted semi-detached home boasts spacious modern open plan living, three bedrooms, en-suite facilities, a main bathroom, and off-road parking. You won't want to miss the opportunity to view this property early.

Nestled in a desirable rural village, this property offers serene surroundings within easy reach of key travel links. With Birmingham just 15 miles away and the M42 (J9) only 4 miles, you'll have seamless access to the national motorway network. Additionally, Birmingham airport is a mere 15 minutes away, and the National Exhibition Centre and mainline railway stations are all within reach.

For sports enthusiasts, the area offers an array of activities including The Belfry at Sutton Coldfield, as well as racing at Warwick, Stratford, and Uttoxeter. The Coleshill tennis club is also nearby, making it an ideal location for those with an active lifestyle. Nearby distances include Atherstone at 7.5 miles, Nuneaton at 10.8 miles, Tamworth at 9.4 miles, Sutton Coldfield at 10.8 miles, and Birmingham at 15.2 miles.

The ground floor features a spacious open plan living/dining kitchen, while the first floor comprises three bedrooms and a main bathroom. The property also offers a lawned front garden, parking for two vehicles, and an EV charging point, along with the option to utilize the communal garden. A licence can be granted for use of the wider grounds

This property truly offers the perfect blend of comfort, convenience, and luxury. Take the first step towards your dream home and enquire about viewing today!



## Property Specification

SEMI DETACHED FAMILY HOME  
NEWLY CONVERTED PROPERTY  
10 YEAR WARRANTY  
CONTEMPORARY OPEN PLAN LIVING  
THREE GOOD-SIZED BEDROOMS



**Kitchen / Diner / Lounge 27' 5" x 15' 3" (8.35m x 4.64m)**

**Master Bedroom 9' 6" x 15' 4" (2.89m x 4.67m)**

**Bedroom 2 8' 9" x 11' 6" (2.66m x 3.50m)**

**Bedroom 3 8' 9" x 11' 6" (2.66m x 3.50m)**

**Bathroom 5' 10" x 7' 10" (1.78m x 2.39m)**

### ***Agent's Note:***

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### ***Viewer's Note:***

Services connected: Electricity, gas, water & shared septic tank

Council tax band: TBC

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

