



**28 Brendan Close, Coleshill  
B46 3EF  
Offers Over £550,000**

Pointons Estate Agents are delighted to offer this well presented detached family home located in a popular residential cul-de-sac location with views over farmland on the outskirts of Coleshill, having easy access to the town centre, train station and motorway networks. The property benefits from gas central heating and double glazing and briefly comprises: porch, entrance hall, ground floor W/C, lounge/diner, separate dining room and fitted kitchen. To the first floor there are four bedrooms master having ensuite and family bathroom. Outside are gardens to front and rear with views over farmland, parking for three + cars that also provides access to double garage. This property is offered with no upward chain and viewing is strictly by prior appointment.



**Entrance**

Via double glazed door with matching side panel leading into

**Porch**

Quarry tiled flooring, inner entrance door with matching side panel leading into:

**Entrance Hall**

Radiator, central heating thermostat, coving to textured ceiling, stairs to first floor landing with spindles, door dining room and further doors to:

**Cloakroom**

Fitted with two piece suite wash hand basin, low-level WC and heated towel rail, tiled splashback, ceramic tiled flooring, coving to textured ceiling.

**Lounge/Dining Room**

22'4" x 14'6" (6.81m x 4.43m)

Double glazed window to front, feature coal effect living flame effect gas fire set in feature surround, two double radiators, telephone point, TV point, wall lights, coving to textured ceiling, double glazed sliding patio door to garden, opening to:

**Dining Room**

11'9" x 10'8" (3.57m x 3.24m)

Double glazed window to rear, radiator, wall lights, coving to textured ceiling, door with matching side panel leading back to entrance hall and door to:

**Kitchen/Breakfast Room**

11'2" x 16'1" (3.40m x 4.90m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, eye level electric fan assisted double oven with extractor hood over, gas electric, two double glazed windows to rear, double radiator, coving to textured ceiling, double glazed door to side, door to double garage

**Landing**

Radiator, textured ceiling, access to loft, door to walk-in airing cupboard housing hot water tank with slatted shelving.

**Master Bedroom**

10'11" x 18'1" (3.34m x 5.51m)

Two double glazed windows to front, fitted wardrobes with hanging rails and shelving, radiator, coving to textured ceiling, door to:

**En-suite Shower Room**

Fitted with three piece suite comprising tiled shower area with glass screen, vanity wash hand basin with mixer tap, low-level WC and heated towel rail, obscure double glazed window to front, tiled flooring, textured ceiling with spotlights.

**Bedroom**

11'6" x 10'8" (3.51m x 3.26m)

Double glazed window to rear, fitted wardrobes with hanging rail and shelving, radiator, textured ceiling.

**Bedroom**

8'6" x 11'2" (2.58m x 3.40m)

Double glazed window to rear, radiator

**Bedroom**

8'6" x 7'6" (2.60m x 2.29m)

Double glazed window to rear, built-in double wardrobes with hanging rail, radiator.

**Family Bathroom**

Fitted with three piece coloured comprising panelled bath with shower over and glass screen, pedestal wash hand basin with swan neck mixer tap and tiled surround and low-level WC, heated towel rail, shaver point, obscure double glazed window to side, ceramic tiled flooring, textured ceiling.

**Outside**

To the rear is an enclosed garden mainly laid to lawn, shrub borders and paved patio area, pedestrian access to side leading to front of property where there is an easy maintainable garden, driveway providing parking for 3 cars and access to

**Double Garage**

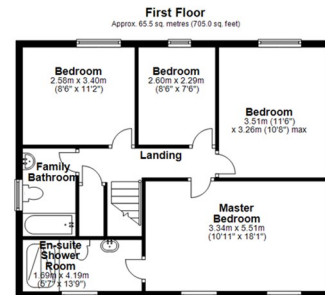
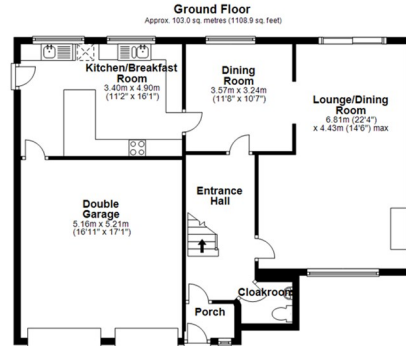
With personal door, power and light connected, wall mounted boiler serving heating system and domestic hot water with timer control, two Up and over doors and cold water tap.

**General**

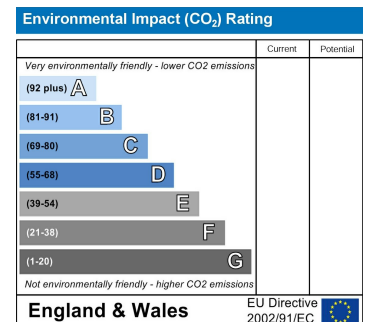
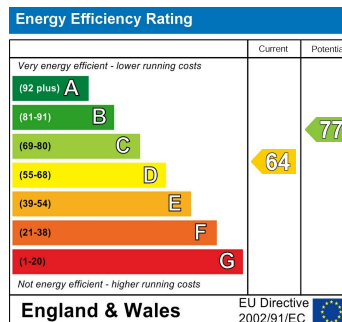
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

**Tenure**

We understand this property is freehold and free from estate charges. Council tax band is F and payable to North Warwickshire Borough Council.



Total area: approx. 168.5 sq. metres (1813.9 sq. feet)



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