



Stonebridge Road, Coleshill Birmingham

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## Property Description

Burchell Edwards are delighted to offer this idyllic three bedroom semi-detached property, located in the very sought after area of Coleshill (B46).

Offering plenty of space throughout and briefly comprising of an entrance porch, kitchen, utility area with guest W/C, lounge, dining room, three bedrooms and a family bathroom- making the ideal purchase for the perfect family home.

Upon arrival you will discover a generously sized garden to the front elevation and to the rear an enclosed garden, mainly laid to lawn with a patio area that will allow an enjoyable retreat and incredible views during sunset, especially in the warmer months. The garden has been well-maintained and has fenced borders that make this space private.

Sold with no upward chain, sat amongst many local amenities/shops and local restaurants. This area is very popular for the school catchments and offers an easy access to local transport links including the M6 & M42 Motorways.

With the additional benefits of gas central heating and double glazing throughout, we would recommend an early viewing to be essential as we anticipate high levels of interest.

## Entrance Porch

Double glazed windows to front and side elevations, spotlights and carpet.

## Lounge

10' 10" max into chimney recess x 13' 9" ( 3.30m max into chimney recess x 4.19m )

Double glazed window to aside elevation, central heating radiator, gas fire and vinyl flooring.

## Dining Room

9' 10" max into door recess x 11' 4" ( 3.00m max into door recess x 3.45m )

Double glazed window to side elevation, central heating radiator and vinyl flooring.

## Kitchen

8' 6" max into recess x 23' 9" ( 2.59m max into recess x 7.24m )

Two double glazed windows to front elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, five ring gas hob with extractor, Range cooker, fridge freezer, space and plumbing for dishwasher. tiling to splash prone areas, central heating radiator, spotlights, meter cupboard, vinyl flooring and stairs to first floor accommodation.

## Utility Room

9' 3" max x 8' 4" max ( 2.82m max x 2.54m max )

L shaped room. Double glazed door to front elevation, space and plumbing for wahsing machine, central heating boiler, central heating radiator, vinyl flooring and access to W.C.

## W.C

Double glazed window to rear elevation and W.C.

## Landing

Double glazed window to front elevation, loft access via hatch and carpet.

## Bedroom One

11' 10" max into chimney recess x 11' 7" max plus wardrobe ( 3.61m max into chimney recess x 3.53m max plus wardrobe )

Double glazed window to side elevation, central heating radiator and fitted wardrobes with mirrored doors.

## Bedroom Two

10' 6" max into door recess x 11' 4" ( 3.20m max into door recess x 3.45m )

Double glazed window to side elevation, central heating radiator, carpet, fitted wardrobe, dresser and drawers.

## Bedroom Three

8' 8" x 8' 4" ( 2.64m x 2.54m )

Double glazed window to side elevation, central heating radiator and carpet.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, jacuzzi bath with shower over, heated towel rail, extractor, vinyl flooring and tiling to splash.

## Front Garden

Gated access to lawn with pathway to front door.

## Rear Garden

Two decked area, lawned area, patio area, outside tap and brick built storage shed.

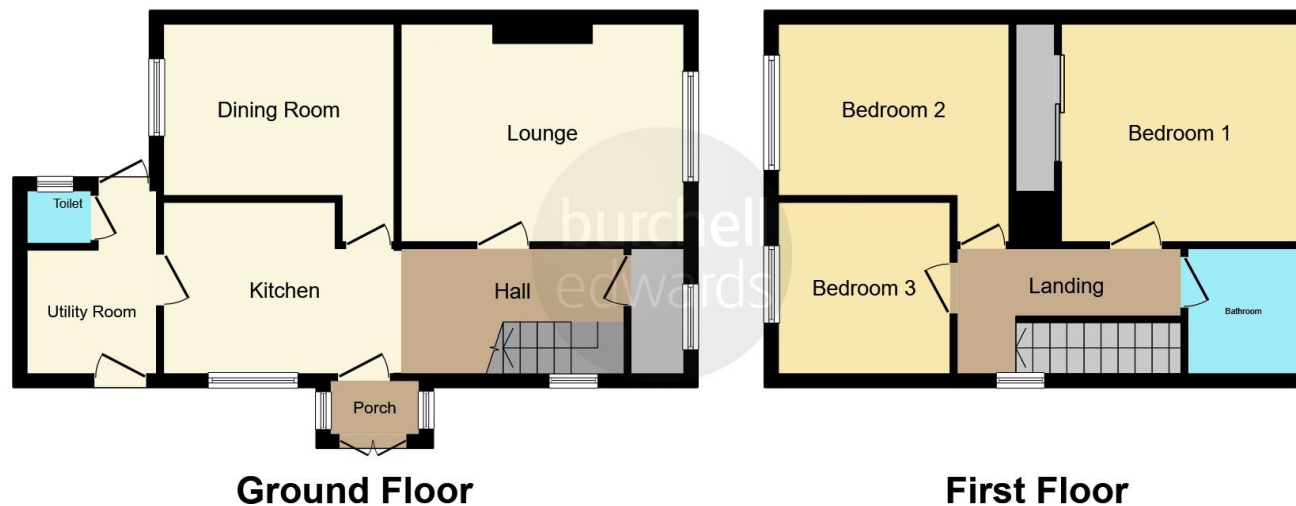












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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EPC Rating: D    Council Tax  
 Band: C

Tenure: Freehold

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