



Norman Edwards Close, Coleshill, Birmingham





Property Description

Burchell Edwards are delighted to bring to market this modern style, four bedroom detached family home, situated in a sought after estate that is set amidst scenic farmlands in the Nether Whitacre area of Coleshill (B46).

Situated as part of the village location, having great transport links for the M42/M6 Motorways, homeowners will enjoy the best of both worlds by living in such a peaceful and semi-rural setting; yet just minutes from local shops and amenities.

There is plenty of space throughout for the whole family, boasting four bedrooms, cosy lounge, a fitted kitchen diner, perfect for entertaining with integral appliances where specified. In addition there is also a conservatory, utility space & ground floor guest W/C. To the first floor, an en-suite to the master as well as a modern family bathroom.

Upon arrival you will discover off-road parking by way of a double garage with electric roller doors, located to the rear of the property. The enclosed rear garden is a very private space and is very low maintenance, meaning little work will be needed throughout all seasons.

With the additional benefit of gas central heating and gas central heating throughout, we would recommend an early viewing to be essential in order to appreciate the space and accommodation available.

Entrance Hallway

Under stairs storage, tiled flooring and central heating radiator.

Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, extractor, tiled flooring and central heating radiator.

Lounge

15' 6" x 11' 3" (4.72m x 3.43m)
Double glazed window to front elevation, two central heating radiators and carpet.

Kitchen

20' 9" max x 20' 3" (6.32m max x 6.17m)
Double glazed windows and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated double oven, electric hob with extractor hood, dishwasher, fridge freezer, tiled flooring, spotlights, two central heating radiators.

Utility Room

4' 2" x 4' 7" (1.27m x 1.40m)
Central heating radiator, tiled flooring, extractor, space and plumbing for washing machine.

Conservatory

9' 8" x 13' 1" (2.95m x 3.99m)
Double glazed patio doors to side elevation, double glazed windows to rear and side elevations, tiled flooring.

Landing

Carpet, loft access and airing cupboard.

Bedroom One

10' 6" max into door recess x 8' 9" (3.20m max into door recess x 2.67m)

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

En-Suite

Shower cubicle, W.C, wash hand basin, extractor, heated towel rail, tiling to walls and flooring, spotlights, shaver point.

Bedroom Two

8' 4" x 11' 7" max (2.54m x 3.53m max)

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

Bedroom Three

10' 3" max into door recess x 8' 3" (3.12m max into door recess x 2.51m)

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

Bedroom Four

7' 5" max x 8' 5" (2.26m max x 2.57m)

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

Bathroom

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle with rainfall shower, tiling to walls, tiled flooring, extractor, heated towel rail. spotlights and shaver point.

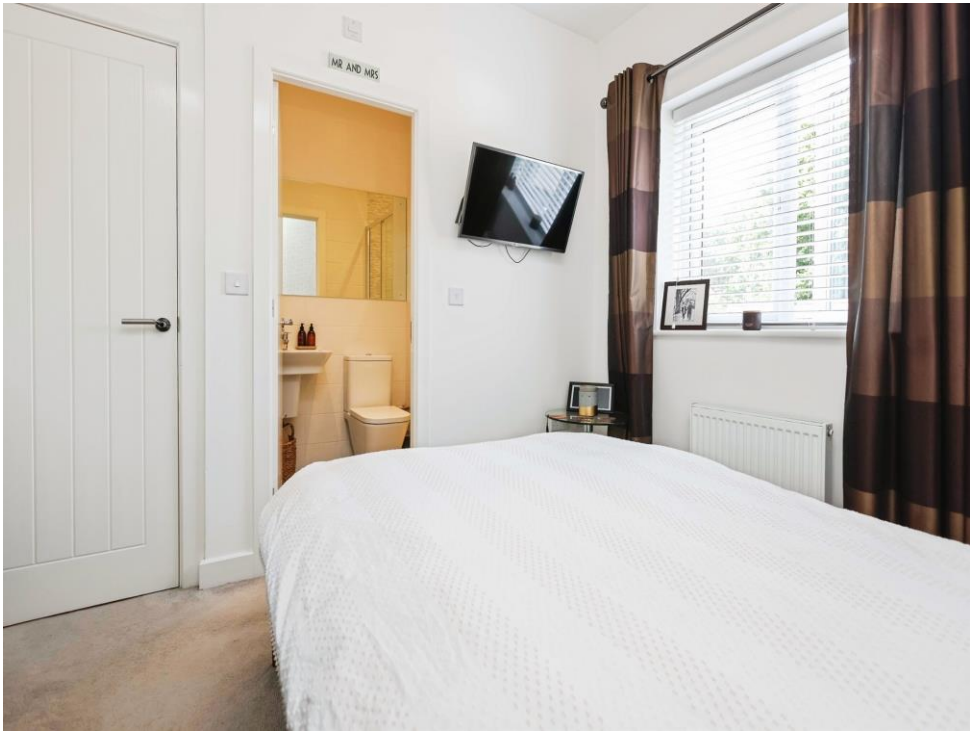
Front Garden

Paved walkway, pabbled area and plants.

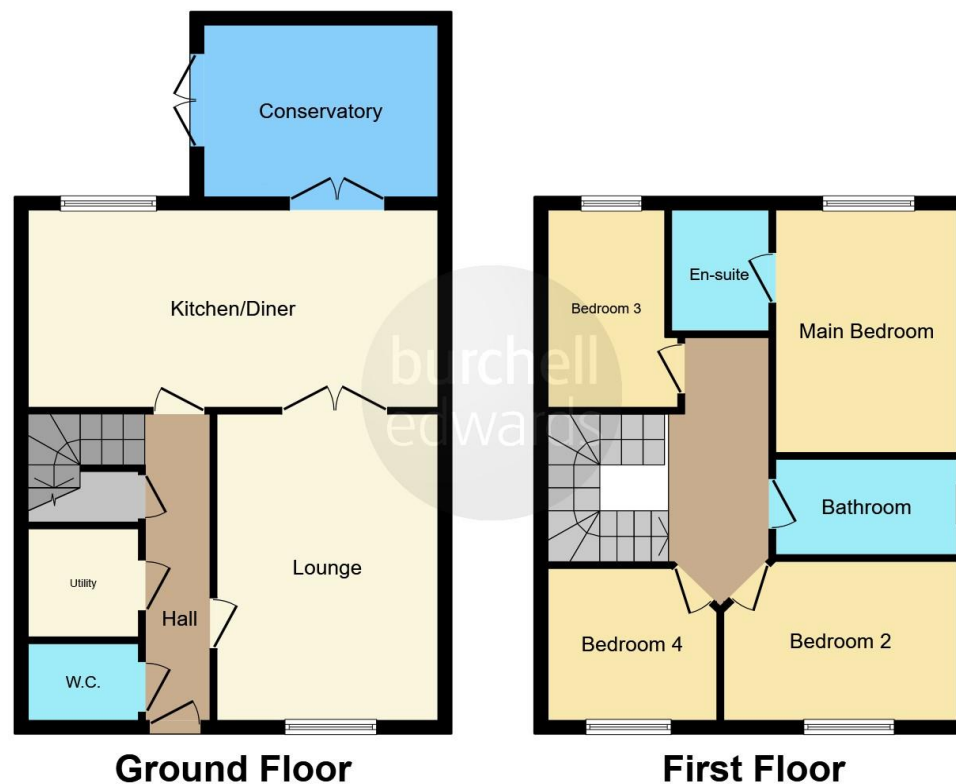
Rear Garden

Astro turf, patio area, outside tap, gated side access, storage shed, fencing to boundaries and access to double garage at rear.









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

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW207590



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW207590 - 0003