



## 47 Gerards Way, Birmingham, B46 3FG

£600,000

A beautifully presented four-bedroom detached family home situated in the sought-after area of Coleshill. This property offers spacious and versatile living throughout, featuring a welcoming lounge, a modern open-plan kitchen/diner perfect for entertaining, overlooking the garden. Additional ground floor benefits include a convenient utility room and a downstairs WC. Upstairs, the property boasts four well-proportioned bedrooms, including a generous master bedroom with its own ensuite shower room, alongside a family bathroom serving the remaining bedrooms. Externally, the home enjoys a lovely garden ideal for relaxing or entertaining, as well as off-road parking and a garage. This is an ideal property for growing families seeking comfort, space, and a desirable location.

## Approach

Via driveway with ample off road parking



## Entrance Hallway

15'5 x 10'9 (4.70m x 3.28m)

Double glazed door and window to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and ceiling light point.



## Lounge

18'3 x 11'4 max (5.56m x 3.45m max)

Double glazed window to front, two radiators and two ceiling light points.



## Kitchen/Dining/Family Room

12'6 x 29'6 max (3.81m x 8.99m max)

Two double glazed windows and double glazed French doors to rear, wall base and drawer units, breakfast bar with integrated induction hob with extractor over, integrated double oven, fridge freezer and dishwasher, 1 1/2 sink with drainer and mixer tap, radiator, two ceiling light points and spot lights to ceiling.



## Utility Room

5'5 x 4'9 (1.65m x 1.45m)

Double glazed door to side, base units, sink with mixer tap, plumbing for washing machine and ceiling light point.



## Downstairs W/C

4'7 x 3'3 (1.40m x 0.99m)

Double glazed obscured window front, low level w/c, hand wash basin, radiator and ceiling light point.



## Landing

Loft access, storage cupboard and ceiling light point.



### Bedroom One

13'1 x 10'8 (3.99m x 3.25m)

Double glazed window to front, radiator and ceiling light point.



### Dressing Area

5'11 x 7'2 (1.80m x 2.18m)

Fitted wardrobes and ceiling light point.



### Ensuite Shower Room

9'9 x 4'0 (2.97m x 1.22m)

Double glazed obscured window to front, shower cubicle, low level W/C, hand wash basin, heated towel rail and spot lights to ceiling.



### Bedroom Two

11'11 x 10'0 (3.63m x 3.05m)

Double glazed window to rear, radiator and ceiling light point.



### Ensuite Shower Room

5'11 x 4'11 (1.80m x 1.50m)

### Bedroom Three

10'11 max x 12'5 (3.33m max x 3.78m)

Double glazed window to rear, radiator and ceiling light point.



### Bedroom Four

12'8 x 9'2 (3.86m x 2.79m)

Double glazed window to front, storage cupboard, radiator and ceiling light point.



### Family Bathroom

8'6 x 6'5 (2.59m x 1.96m)

Double glazed obscured window to rear, panel bath with shower over, low level W/C, hand wash basin with storage, radiator and ceiling light point.



### **Garage**

Double opening doors to front, double glazed door to side and ceiling light point.

### **Rear Garden**

Paved patio area, area laid to lawn, summer house, gated access to the side and enclosed to neighbouring boundaries.



### **Further Information**

We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by Chambers Estate & Letting Agents and we make no guarantee as to their operating ability or efficiency. All measurements have been taken as a guide only to prospective buyers and may not be correct. Potential buyers are advised to re-check measurements and test any appliances. A buyer should ensure that a legal representative confirms all the matters relating to this title including boundaries and any other important matters.

Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band: F  
EPC Rating: B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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