



Offers In The Region Of £375,000

High Brink Road, Coleshill, Birmingham, B46 1BH

**** EXTENDED ** CORNER PLOT ** STUNNING THROUGHOUT ** NO WORK REQUIRED ****

If you are looking for a FAMILY HOME in the popular location of COLESHILL situated within the NORTH WARWICKSHIRE borough then this could be the one for you. The property has been modernised throughout to a very high standard and EXTENDED to create a great size family home. The property benefits from a larger style DRIVEWAY due to the properties corner location, modern design ENTRANCE PORCH, entrance hallway, DOWNSTAIRS WC, lounge to the front and a family room/kitchen to the rear with BI-FOLD doors. To the first floor there are THREE DOUBLE BEDROOMS, with the main bedroom having a DRESSING ROOM and a EN-SUITE SHOWER ROOM. The family bathroom has a stunning one off design to the floor. There is a tapering rear garden, side garden area and a GARAGE. You cannot appreciate this property from photos alone, this is one of those properties that has to be viewed to be appreciated. Energy Efficiency Rating:- Awaiting.

Front Garden/Driveway

Tarmac driveway with a decorative block paved edging providing off road parking for multiple vehicles due to being situated on a corner plot with an out spanning front garden/driveway area. EV charger, decorative block paved edging to the front flower bed with mature plants and flowers inset. Two modern style up/down lighting situated either side of the entrance porch area, further two modern wall mounted down lights situated over the garage entrance door. Security light, and CCTV to the front of the property extending round to the side, access gate inset to the fence divide with the rear garden providing direct access to the rear garden area. Decorative Composite door allowing access to:-

Entrance Porch

5'5" x 4'3" (1.65m x 1.30m)

Double glazed windows to the front and to either side of the porch area. LED sensor operated spotlights inset to the ceiling area, and Oak flooring. The porch area is open plan via a decorative archway to:-

Entrance Hallway

15' x 5'7" (4.57m x 1.70m)

Stairs rising to the first floor landing area with LED lighting inset to either side of each tread, storage cupboard below the stairs area, and Oak flooring. Radiator, spotlights inset to the ceiling area which are sensor operated, Bespoke one off storage for shoes maintaining a clutter free hallway. Doors to:-

Downstairs Guest WC

4'3" x 2'5" (1.30m x 0.74m)

Suite comprised of a low flush WC, and a wash hand basin with a mixer tap over set onto the tiled base inset to the under stairs alcove area. Stone effect tiling to the floor area with matching up-stands to the lower wall area. Stone effect

tiling to the walls surrounding the wash basin area, LED lights also inset above the wash basin area. Extractor fan to the ceiling, and a ceiling mounted light.

Reception Room

7'3" into bay 15' to wall x 9'10" (2.21m into bay 4.57m to wall x 3.00m)

Double glazed curved bay window to the front, decorative coving finish to the ceiling area, radiator, and spotlights inset to the ceiling area. Modern style remote control fire inset to the chimney breast area with a decorative stone and gravel effect bed.

L-Shape Extended Kitchen/Dining Room

24'2" x 8'3" + 5'1" x 3'7" (7.37m x 2.51m + 1.55m x 1.09m)

Range of modern white high gloss effect wall mounted and floor standing base units with sensor operated under unit lighting. Wood effect work surfaces with a stainless steel effect sink and drainer unit with a mixer tap over. Integral appliances consist of a Neff oven, Induction five place electric hob with a stainless steel and glass effect extractor over, Neff microwave, and an under unit drinks cooler. White brick design partly tiled walls, sandstone effect tiling to the floor area with underfloor heating beneath. Plumbing for a washing machine, further plumbing for a dishwasher. Composite door to the side allowing access to the side garden (potential extension area), further door to the front providing internal access to the garage area. LED sensor operated spotlights to the ceiling area, further multi-changing mood/party LED lighting which are remote operated.

FIRST FLOOR

Landing

Loft area which is partly boarded with the benefit of a light accessed via the hatch and pull down ladder. Storage cupboard situated over the stairs, ceiling mounted light and doors to:-

Bedroom One

13'10" x 9'9" max 8'4" min (4.22m x 2.97m max 2.54m min)

Double glazed window to the rear, decorative coving finish to the ceiling area, aerial socket and electrical socket to one wall ready for a wall mounted TV, and dimmer LED spotlights inset to the ceiling area. Opening to:-

Dressing Area

7'3" x 6'4" (2.21m x 1.93m)

Walk in wardrobe and dressing area with shelving for storage, double hanging rails to two walls with further shelving over. LED sensor operated spotlights to the ceiling area. Concealed space saving sliding door giving access to:-

En-Suite Shower Room

6'7" x 5'4" (2.01m x 1.63m)

Suite comprised of a corner shower cubicle with sliding access doors, boiler fed rainfall shower, and further detachable shower head. Low flush WC, and a wash hand basin set to a vanity unit providing storage below. Sandstone effect tiling to the walls, cobblestone tile effect flooring, and a chrome effect ladder style radiator. Double glazed window to the front, light up mirror situated over the wash basin area, extractor to the ceiling, LED spotlights inset to the ceiling and a toilet roll holder to the wall.

Bedroom Two

11'6" x 9'11" (3.51m x 3.02m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling area, aerial socket and electrical socket to one wall ready for a wall mounted TV to be installed. Dimmer LED spotlights to the ceiling.



Bedroom Three

14'9" into bay 11'10" to wall x 10' (4.50m into bay 3.61m to wall x 3.05m)

Double glazed curved bay window to the front, with a curved bay radiator below, and a decorative coving finish to the ceiling. Aerial and electrical socket to one wall ready for a TV to be installed, and Dimmer LED spotlights inset to the ceiling.

Family Bathroom

7'5" x 5'6" (2.26m x 1.68m)

Suite comprised of a panelled bath with a boiler fed rainfall and detachable shower over, concealed flush WC, and a wash hand basin inset to a floating design vanity unit providing storage below. Flat design ladder radiator, double wall mounted mirror cabinet, extractor fan and LED spotlights inset to the ceiling area. Sandstone/marble effect tiling to the wall areas, double glazed window to the front and a stunning marble effect one off design epoxy resin flooring.

OUTSIDE

Garage

14'8" x 7'3" (4.47m x 2.21m)

Single side garage with an up and over door to the front driveway area, personal door to the rear into the kitchen area, electric supply, and lighting.

Rear Garden

Decked patio area leading to a garden laid mainly to lawn with mature shrubbery and flower bed borders to the side and rear. Vegetable patch to the other side Double electrical socket, and fence borders. There is a side garden area consisting of tarmac to the floor with decorative block paved edging, outside light, and fence borders with an access gate to the front providing direct access to/from the front driveway area.

Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

OfCom Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and Variable in-home
O2 Good outdoor
3 Good outdoor
Vodafone Good outdoor and in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

EE- 87%
O2 76%
Three 78%
Voda 82%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 18 Mbps. Highest available upload speed - 1 Mbps - Availability Good
SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFast- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good

