



41 Coleshill Road, Birmingham, B46 1QX

£425,000

This lovely detached bungalow situated in the popular village of Water Orton briefly comprises porch, hallway, lounge, kitchen/diner, orangery, three double bedrooms and bathroom. There is a good sized driveway to the front leading to the garage and a large picturesque enclosed rear garden over looking Water Orton cricket club. This property should be viewed to appreciate the size of property on offer !

Approach

Via block paved driveway with off road parking, lawned area and gated side access.



Porch

Double glazed door to front, double glazed window to side, door to garage and wall light point.



Hallway

Storage cupboard, loft access, feature archway, two radiators and two wall light points.



Lounge

11'11 x 19'10 (3.63m x 6.05m)

Two double glazed windows to side, double glazed French doors to rear, brick built fireplace, two radiators and three wall light points.



Kitchen / Diner

17 max x 9'5 (5.18m max x 2.87m)

Double glazed window to side, single glazed window to rear, wall base and drawer units, sink with drainer and mixer tap, integrated oven and hob with extractor over. space for white goods, feature archway, radiator, wall light point and ceiling light point.



Orangery

8'10 x 16'2 (2.69m x 4.93m)

Two double glazed windows to side, double glazed window and door to rear, two lanterns, radiator and ceiling light point.



Bedroom One

13'10 x 9'9 (4.22m x 2.97m)

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



Bedroom Two

9'6 x 13'11 (2.90m x 4.24m)

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



Bedroom Three

13'10 x 7'4 (4.22m x 2.24m)

Double glazed window to side, radiator and two wall light points.

Council Tax Band - E

EPC Rating - TBC



Bathroom

Double glazed obscured window to side, bath, separate shower cubicle, low level w/c, beday, sink in vanity unit, airing cupboard, radiator and ceiling light point.



Garage

8'1 x 18'9 (2.46m x 5.72m)

Electric door to front, wall mounted central heating boiler, work bench and ceiling light point.

Rear Garden

Paved patio area, area laid to lawn, raised flower beds, feature pond, pergola, gated side access 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.



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

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