



## 38 HIGH BRINK ROAD BIRMINGHAM, B46 1BH

**£280,000**  
**FREEHOLD**

James Whalley is proud to present this traditional three-bedroom double bay-fronted semi-detached property, ideally situated in the highly desirable location of Coleshill.

Upon entering the property, you are welcomed by a spacious entrance hallway. The ground floor offers versatile living accommodation, including a front reception room benefitting from a charming bay window, a second reception room/dining room to the rear, and a well-positioned office space. In addition, there is a ground floor bedroom extension complete with its own en-suite, a utility room, and a conservatory overlooking the garden.

To the first floor, the property comprises two generous double bedrooms and a further single bedroom, which could also serve as a home office.

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TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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