



64 High Brink Road, Birmingham, B46 1BH

£375,000

This extended semi detached home situated on a popular residential street in Coleshill briefly comprises hallway, lounge, kitchen/diner, downstairs w/c, three bedrooms (master having an ensuite and walk in wardrobe) and family bathroom. There is an enclosed rear garden and driveway to the front for ample parking and leading to the garage. This will make a lovely family home and should be viewed to appreciate the property on offer!

Approach

Via a tarmaced driveway with blocked paved border, rockery containing shrubs, gated side access to rear garden and electric charging point.



Entrance Hallway

Double glazed door and windows to front, stairs to first floor accommodation, under stairs storage cupboard, radiator and spot lights to ceiling



Lounge

17'5 x 9'11 (5.31m x 3.02m)

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



Kitchen/Diner

24'3 x 8'2 (7.39m x 2.49m)

Double glazed windows and doors to rear, double glazed door to side, wall base and drawer units, sink with drainer and mixer tap, integrated induction hob with extractor hood over, integrated oven and microwave, space for white goods, radiator and spot ,lights to ceiling.



Downstairs W/C

Low level W/C, hand wash basin and ceiling light point.



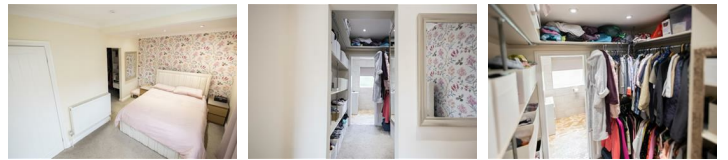
Landing

Loft access and ceiling light point.

Bedroom One

13'9 x 8'2 (7'3 x 6'3 walk in wardrobe) (4.19m x 2.49m (2.21m x 1.91m walk in wardrobe))

Double glazed window to rear, walk in wardrobe, radiator and spot lights to ceiling.



Ensuite

6'7 x 5'3 (2.01m x 1.60m)

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



Bedroom Two

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

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



Bedroom Three

11'10 x 9'11 (3.61m x 3.02m)

Double glazed window to rear, radiator and spot lights to ceiling.



Family Bathroom

7'3 x 5'7 (2.21m x 1.70m)

Double glazed obscured window to front, low level W/C, panel bath with shower over, hand wash basin with vanity under, heated towel rail and spot lights to ceiling.



Garage

13'9 x 7'3 (4.19m x 2.21m)

Up and over door and ceiling light point.

Rear Garden

Paved patio area, area laid to lawn, mature shrubs to borders, gated side access and enclosed to neighbouring boundaries,

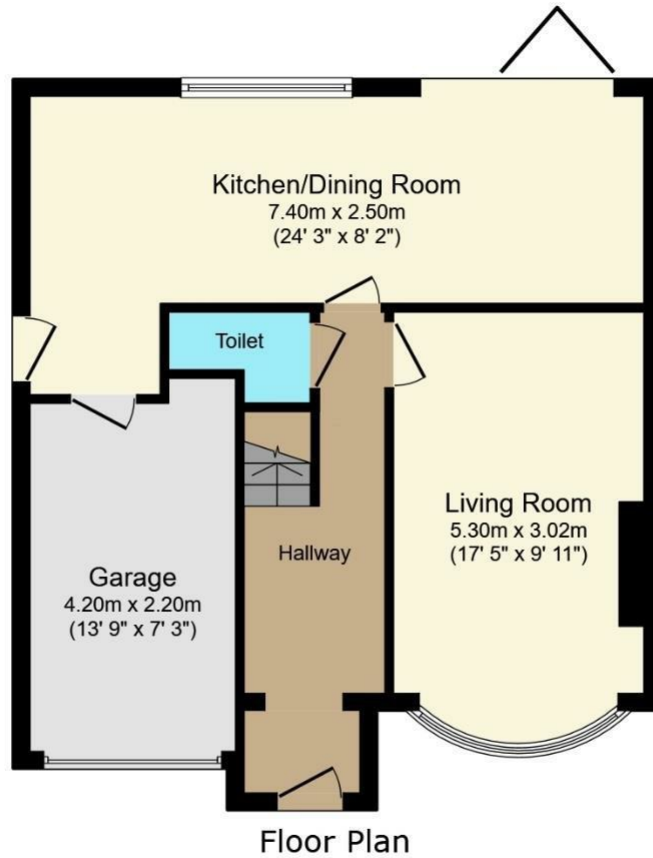


Further Information

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.

Council Tax Band - D
EPC Rating - C



Total floor area: 57.9 sq.m. (623 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Albion Terrace, Water Orton, West Midlands, B46 1ST

Tel: 01216795187

info@chambersproperty.net

www.chambersproperty.net