



Wingfield Road
Coleshill Birmingham





Property Description

Burchell Edwards are delighted to present this stunning Detached family home which is finished to an incredibly high standard throughout. This ideal family home has plenty to offer throughout from its spacious living space, open plan kitchen/diner, four double bedroom one with en-suite to its great functional spaces such as the garage, utility space and ample off-road parking.

This home benefits from plenty of natural light, creating a warm and cosy living space throughout making you feel instantly at home.

To the rear you have a large and well-maintained garden for the whole family to be able to enjoy whether that is barbecuing in the summer or the kids burning off some energy after school.

Located within minutes of Coleshill, you have tremendous access to local amenities, schooling, and transport links such as the M42.

Entrance Hallway

Door to front elevation, double glazed window to front elevation, central heating radiator, under stairs storage and solid wooden flooring.

Lounge

23' 3" x 15' 4" into chimney recess (7.09m x 4.67m into chimney recess)

Double glazed window to front elevation, electric fire place and carpet.

Kitchen

12' 4" max x 23' (3.76m max x 7.01m)

Double glazed window to rear elevation, bi folding doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, built in double oven, electric hob, laminate flooring, central heating radiator, spotlights and space for dishwasher.

Utility Room

18' 5" x 7' 10" (5.61m x 2.39m)

Double glazed window to rear elevation, double glazed door to side elevation, access to garage, wall and base storage units, wine fridge, space and plumbing for washing machine, sink with drainer unit, central heating radiator, spotlights and tiling to splash prone areas.

Landing

Stairs to loft room, storage cupboard and carpet.

Bedroom One

12' 4" max x 12' 4" into door recess (3.76m max x 3.76m into door recess)

Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Two

19' max x 7' 10" max (5.79m max x 2.39m max)

Double glazed window to front elevation, central heating radiator, carpet, spotlights and dressing area.

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, walk in shower, heated towel rail, spotlights, tiling to splash prone areas and lino flooring.

Bedroom Three

12' 3" x 11' 6" plus wardrobe (3.73m x 3.51m plus wardrobe)

Double glazed window to rear elevation, central heating radiator, carpet and fitted wardrobes.

Bedroom Four

10' 5" max x 8' 9" max (3.17m max x 2.67m max)

Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin with vanity unit, bath with hand held shower, walk in shower, tiling to splash prone areas and laminate flooring.

Front Garden

Paved driveway providing off road parking and side access to rear garden.

Rear Garden

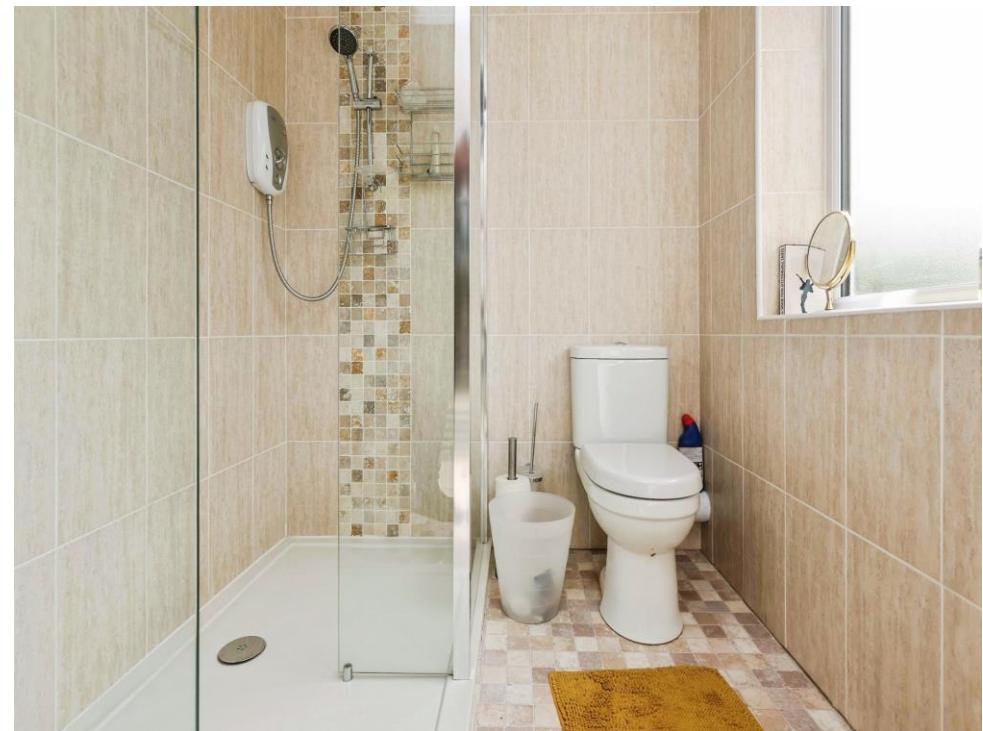
Paved patio, laid to lawn, shrubs and plants, side access to frotage, storage shed and outhouse with power.

Garage

16' 2" x 8' (4.93m x 2.44m)

Roller shutter door to front elevation, double glazed window to side elevation, power, lighting and access to utility room.





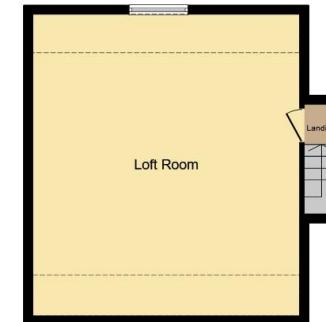




Ground Floor



First Floor



Second Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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