



61 Coleshill Road, Birmingham, B46 1QX

£375,000

**** MUST VIEW **** Well presented two bedroom semi detached bungalow in Water Orton. In brief the property comprises entrance hallway, lounge, kitchen, conservatory, two bedrooms, bathroom, garden, garage and off road parking. The property also benefits from double glazing and central heating (both where specified)

Approach

Parking accessed via a shared driveway.



Entrance Hallway

Front door to side, ceiling light point, radiator and storage cupboard.

Lounge

11'03" max x 19'11" max (3.43m max x 6.07m max)
Double glazed sliding doors to rear, two ceiling light points, two radiators, two wall light points and feature fireplace with burner.



Kitchen

18'03" x 6'02" (5.56m x 1.88m)
Having a range of matching wall, base and drawer units, integrated dishwasher, fridge freezer, washing machine, oven, hob and extractor, sink with mixer tap over, double glazed window to side, two ceiling light points, radiator and double glazed French doors to rear.



Conservatory

8'11" max x 11'01" max (2.72m max x 3.38m max)
Double glazed with door giving access to rear garden.



Bedroom One

15'10" plus bow x 9'11" max (4.83m plus bow x 3.02m max)

Double glazed bow window to fore, ceiling light point, radiator and built in wardrobes.



Bedroom Two

7'09" max x 13'05" plus bow (2.36m max x 4.09m plus bow)

Double glazed bow window to fore, radiator and ceiling light point.



Shower Room

Double glazed window to side, shower cubicle with shower over, sink and low level wc set in vanity unit, inset ceiling spotlights and heated towel rail.

Rear Garden

Paved patio area, mainly laid to lawn, access to garage and gated side access.



Garage

Up and over door and power points.

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.

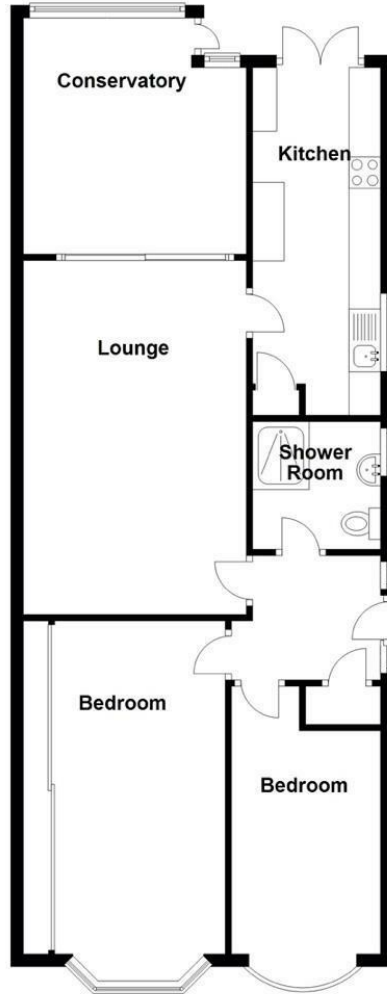
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax = D

EPC Rating = D

Ground Floor

Approx. 82.7 sq. metres (890.0 sq. feet)



Total area: approx. 82.7 sq. metres (890.0 sq. feet)



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		56	73
(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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