



House

THE WILLOWS  
TAMWORTH ROAD,  
NETHER WHITACRE,  
COLESHILL,  
BIRMINGHAM, B46 2PH

£2,500

#### FEATURES

- Stunning New Build
- Private Gated Courtyard
- Kitchen With Appliances
- Stunning Family Bathroom & En-Suite
- Spacious Open Plan Living
- Four Double Bedrooms
- Utility
- Low Maintenance Rear Garden



HOWKINS &  
HARRISON

# 4 Bedroom House located in Coleshill

A rare opportunity to rent a brand new bespoke property in the fringes of the sought after village of Nether Whitacre. Built to an exceptional standard, The Willows occupies a peaceful location in a small gated courtyard of just three properties and offers substantial and flexible living space complimented by beautiful rural views from every angle. The ground floor accommodation features an impressive open plan living/dining area complete with a fully fitted kitchen and bi-fold doors, a utility cupboard, guests cloak, a separate sitting room/ground floor bedroom and further study/office. To the first floor are three light and airy double bedrooms, one with a stunning en-suite shower room and dressing room and is completed by a striking four piece family bathroom. Externally this stunning property further benefits from gas central heating, ample off road parking, and a low maintenance rear garden with large patio area. EPC & Council Tax G. Unfurnished. Minimum annual household income £75,000. Deposit £2884. Holding Deposit £576. Fully managed by Howkins & Harrison. Available within two weeks of application.

Call us on

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<https://howkinsandharrison.co.uk/>

Council Tax Band

| 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>                            |         |                                                                                                                  |
| (39-54) <b>E</b>                            |         |                                                                                                                  |
| (21-38) <b>F</b>                            |         |                                                                                                                  |
| (1-20) <b>G</b>                             |         |                                                                                                                  |
| Not energy efficient - higher running costs |         |                                                                                                                  |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

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 are advised to recheck the measurements.

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