



**chosen**

# 1 De Montfort Mews, Parkfield, Coleshill, Birmingham, B46 3AP

£400,000

3 2 1



## Why this home is Chosen...

Number 1 De Montfort Mews presents a truly rare opportunity to acquire a home of exceptional character, beautifully positioned within the highly sought after historic town of Coleshill. Built in 1872 and originally serving as the Victorian Parochial School. Its rich history and architectural significance were formally recognised when it was Grade II listed in August 2000, before being thoughtfully converted into a collection of individually sized residential properties.

This Grade II listed home blends charm, space, practicality and individuality in a way that very few properties can. From the moment you arrive, the sense of warmth and personality is unmistakable.

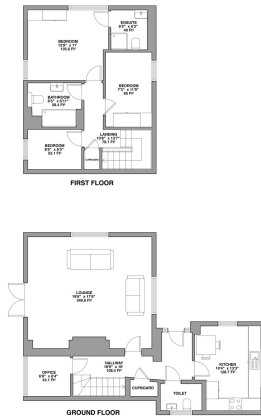
Approached via allocated parking for two vehicles, the home immediately sets itself apart. Two separate garden and patio areas further enhance its appeal, offering wonderful spaces for entertaining, relaxing or simply enjoying the peaceful surroundings. Whether you prefer a sunny morning coffee spot or an evening retreat, this home provides both.

## Come on in...

Stepping inside, you are welcomed into a light and airy porch, setting the tone for the characterful accommodation that follows.

To the left, the bright and spacious kitchen diner enjoys dual aspect windows that fill the room with natural light. This is a sociable, inviting space, the true heart of the home, perfect for family meals, relaxed mornings or entertaining friends. Next to the kitchen is a convenient downstairs wc which houses the boiler and offers access to the loft space. Continuing along the hallway, past a practical storage cupboard, you reach the generous lounge. This superb living space offers excellent room for both relaxation and entertaining. Patio doors open directly onto one of the two patio gardens, creating a seamless connection between indoor and outdoor living during the warmer months. To the opposite side of the hallway sits a highly versatile office or study, ideal for those working from home or needing additional flexible space.





APPROXIMATE GROSS INTERNAL AREA: 1118.9 FT<sup>2</sup>  
 (ILLUSTRATION FOR IDENTIFICATION ONLY. SIZES & DIMENSIONS ARE APPROXIMATE, NOT TO SCALE)

- Exceptional character home
- Chain Free
- Highly sought after Coleshill location
- 3 bedrooms
- Principal bedroom with en suite
- Allocated parking for two vehicles
- Spacious lounge with garden access
- Two private courtyard gardens
- Excellent transport links and proximity to schools
- Home office



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



0121 222 1180  
 team@chosenhome.com  
 chosenhome.com

Chosen Home Limited  
 3 The Courtyard, Coleshill Manor, Coleshill, B46 1DL



chosen