



59 Norton Road, Coelshill, B46 1ES

Offers in excess of £285,000

This three bedroom semi detached property situated in a popular residential location briefly comprises porch, hallway, two reception rooms, fitted kitchen, three bedrooms and family bathroom. There is an enclosed rear garden and a driveway to the front. This is a lovely family home and should be viewed to appreciate the property on offer !

Approach

Via block paved driveway with ample off road parking, gated side entrance to rear garden.



Porch

Double glazed door and windows cupboard housing gas and electric meters.

Hallway

Double glazed window to side, stairs to first floor accommodation, radiator and two wall light points.



Reception One

12'03 x 10'04 plus recess (3.73m x 3.15m plus recess)
Double glazed bow window to front, feature fire place, radiator and ceiling light point,



Reception Two

8'10 plus recess x 12'00 (2.69m plus recess x 3.66m)
Feature fire place, radiator, ceiling light point and archway leading to dining area



Dining Area

7'11 max x 9'11 (2.41m max x 3.02m)
Double glazed window and door to rear, radiator and ceiling light point.



Kitchen

17'07 max x 6'11 (5.36m max x 2.11m)

Double glazed window to rear, double glazed window and door to side, wall base and drawer units, integrated hob with extractor hood, integrated double oven, sink with drainer and mixer tap, space for white goods, two ceiling light points and wall light point.



Downstairs W/C

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

Landing

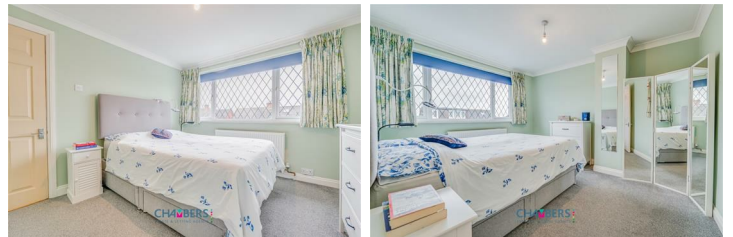
Double glazed window to side, loft access and ceiling light point



Bedroom One

14'01 x 24'04 max (4.29m x 7.42m max)

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



Bedroom Two

12'02 x 8'01 to wardrobes (3.71m x 2.46m to wardrobes)

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



Bedroom Three

7'08 x 5'04 to wardrobes (2.34m x 1.63m to wardrobes)

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



Bathroom

Double glazed obscured window to rear and side, sink / WC set in vanity, bath, separate shower cubicle, heated towel rail and spot lights to ceiling.



Rear Garden

Paved patio area, raised area laid to lawn with mature shrubs to borders, gated access to further patio area, gated rear and 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.

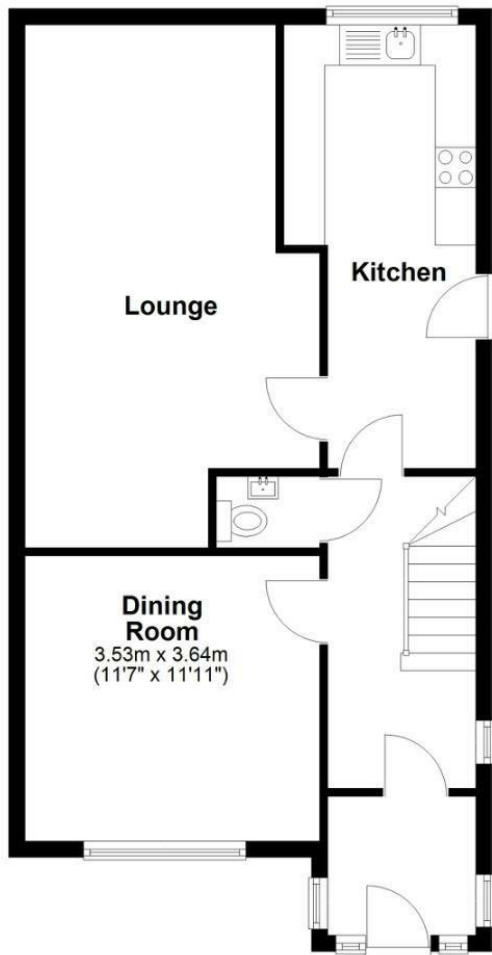
Money Laundering Regulations: intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: C

EPC Rating: C

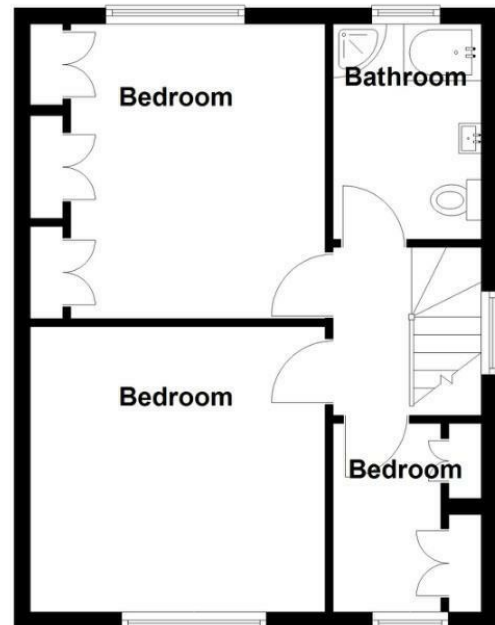
Ground Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.5 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82
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.

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