



Coleshill Road, Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to present this detached family home located in Castle Bromwich. As you enter the property, you will be greeted by the spacious hallway with downstairs W/C, as you move through the ground floor, you two reception rooms that are connected by a sliding door to turn into a large through lounge. There is also an extended kitchen/diner, separate utility space and access to the garage.

Upstairs, the property boasts four bedrooms. The master bedroom is a lovely size with plenty of room for a large bed and plenty of furniture, you also have another two double rooms and a single. The Bathroom is spacious with plenty or potential.

Outside, this plot is set back from the road, creating privacy with a well-maintained frontage with plenty of parking. To the rear you have a well established garden providing a relaxing place to sit and enjoy those English summers.

The location provides good access to local amenities, schooling and motorway access to both the M42 & M6

Entrance Hallway

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

Lounge

Double glazed bay window to front elevation, central heating radiator, carpet and door into dining room.

Dining Room

Double glazed bay window and door to rear elevation, carpet.

Kitchen

Double glazed window and door to rear elevation, door to utility room, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, cooker hood, plumbing for dishwasher, tiling to splash prone areas, tiled flooring and central heating radiator.

Utility Room

Access to kitchen and garage, tiled flooring, tiling to splash prone areas, sink with drainer unit.



Landing

Double glazed stained glass window to side elevation, carpet and loft access via hatch.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Double glazed window to front elevation, W.C, vanity wash hand basin, bidet, bath, shower cubicle, spotlights, tiling to walls, heated towel rail, wet room style flooring.

Ground Floor W.C

Single glazed window to side elevation, W.C, wash hand basin, tiled flooring and storage.

Front Garden

Tarmac driveway and laid to lawn.

Rear Garden

Block paved patio, laid to lawn, trees, shrubs and plants, outside tap.

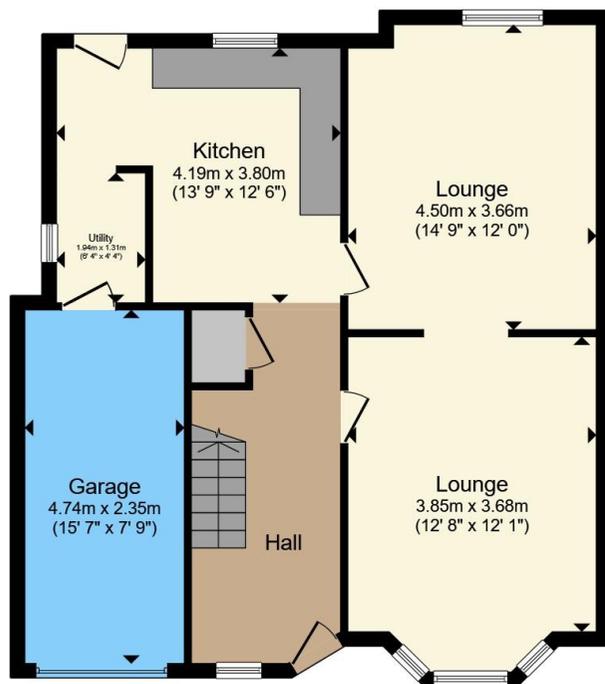
Garage

Up and over door, power, lighting and central heating boiler housed.

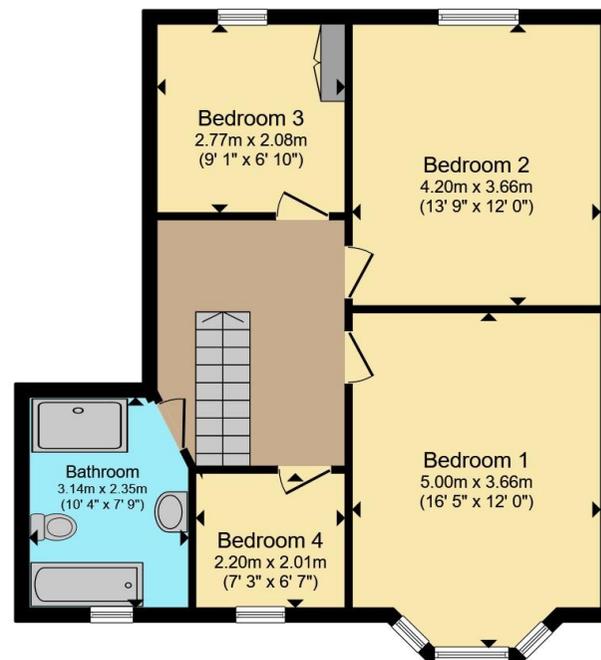








Ground Floor



First Floor

Total floor area 139.3 m² (1,499 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210368



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210368 - 0004