

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Extended, three bedroomed family home
- Renewed, recently re-fitted shower room
- Delightful family lounge
- Impressive fitted breakfast kitchen
- Appealing dining room with french doors
- Rear garden with lawn
- Single garage
- On-street parking (FCFS)
- Excellent position close to amenities
- Beautifully maintained and presented



HIGH STREET, COLESHILL, B46 1AZ - OFFERS AROUND £280,000

Positioned along Coleshill's ever-popular High Street, this beautifully presented, extended, three-bedroomed mid-terraced family home offers superbly maintained interiors and is ready for immediate move-in upon successful purchase, making it ideal for a wide range of prospective buyers. The property enjoys a highly convenient setting, with a variety of amenities just a short walk away, including cafés, pharmacies and everyday essential stores. Excellent transport links are readily-available, providing ease of commute throughout the local area and beyond, while nearby road networks further enhance connectivity. Benefitting from gas central heating and PVC double glazing, (both where specified), the accommodation briefly comprises a deep and welcoming entrance hall, a delightful family lounge with a bow window to the fore, and a renewed fitted kitchen which opens directly into a dining room, creating a versatile and sociable space ideal for entertaining. To the first floor, three well-proportioned bedrooms are offered, all serviced by a renewed and recently refitted shower room, completing the internal accommodation. Externally, the home is approached via a paved pathway, with on-street parking available on a first come, first served basis. To the rear, paving leads to a lawned garden, with a timber gate providing access to a shared rear access area, suitable for convenient garden and household waste disposal. A single garage, located in a separate block, further enhances the practicality of the home. Combining attractive presentation with a central and well-connected location, this impressive home must be viewed internally to be fully appreciated. EPC Rating C.

Set back from the road behind a paved path, access is gained into the accommodation via a PVC front door into:

ENTRANCE HALL: Doors open to kitchen, lounge and under-stairs, stairs off to first floor.

LOUNGE: 12'04 x 10'11: PVC double glazed bow window to fore, space for complete lounge suite, electric coal-effect fire set upon a granite hearth having matching surround and timber-style mantel, radiator, real wood flooring, door opens to entrance hall.

FITTED KITCHEN: 11'07 x 7'04: PVC double glazed window to rear, matching wall and base units with integrated dishwasher, recesses for washing machine, oven and fridge / freezer, edged work surface with one and a half stainless steel sink drainer unit, tiled splashbacks, door back to entrance hall and to storage, access is also provided to:

DINING ROOM: 17'02 (through to kitchen) x 10'06 max / 7'10 min: PVC double glazed French doors open to rear, space for dining table and chairs, door to airing cupboard, radiator, access is given back to kitchen.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, a family shower room and storage.

BEDROOM ONE: 10'11 x 9'06: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 9'10 x 9'01: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 6'11 x 6'02: PVC double glazed window to fore, space for bed, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising walk-in shower with glazed splash screen to side, low level WC and pedestal wash hand basin, panelled splashbacks, ladder-style radiator, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, timber fencing lines the perimeters with access being given via a timber gate to a rear shared access suitable for garden waste and bin collection.

GARAGE: (please check suitability for your own vehicle use): Up and over garage door to fore.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

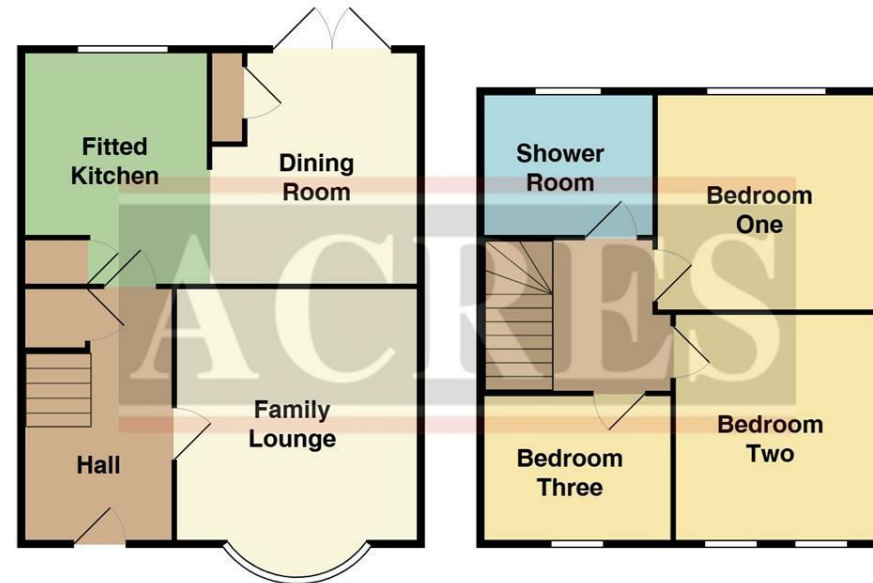
COUNCIL TAX BAND: C **COUNCIL:** North Warwickshire

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



High Street, Coleshill, B46 1AZ



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.