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ESTATE AGENTS

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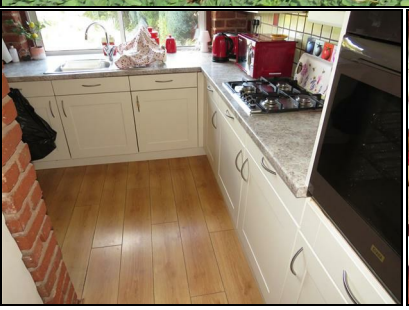

'KINWARTON' GRIMSTOCK HILL, COLESHILL, B46 1LH
£350,000 FREEHOLD

- Extended Freehold Traditional Semi-Detached
- Two Reception Rooms
- Re-Fitted Shower Room
- Integral Garage
- Three Good Size Bedrooms
- Fitted Kitchen and Separate Utility Room
- Central Heating & Double Glazing
- Good Size Secluded Rear Garden

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The Property Ombudsman

GROUND FLOOR

Enclosed Porch Entrance
Sliding double glazed entrance door.

Hallway
Central heating radiator

Dining Room
15'1" x 10'11" (4.6 x 3.33)
Double glazed bay window to fore, central heating radiator, carved timber fireplace with 'Victorian' style back.

Extended Lounge
18'6" x 10'7" (5.66 x 3.23)
Stone fireplace extending along one wall, central heating radiator, sliding double glazed patio doors to rear garden.

Extended Kitchen
15'0" x 8'10" max 7'8" min (4.59 x 2.71 max 2.36 min)
Modern fitted base and wall units, roll edge work surfaces, single drainer stainless steel sink, 'built in' double oven and 4 ring gas hob unit with cooker hood air extractor fan above, part tiled walls, double glazed window, central heating radiator, laminate floor covering, wall mounted 'Worcester' combination gas fired central heating boiler, larder cupboard.
Door to :

Side Utility
11'1" x 8'3" (3.40 x 2.53)
Laminate floor covering, wall cupboards. Doors to rear garden, side garage and tradesman's side entrance.

FIRST FLOOR

Landing
Spindled balustrade. Loft access with velux window.

Bedroom 1
14'10" x 8'5" (4.54 x 2.59)
Double glazed bay window to fore, central heating radiator, fitted 'his and her' wardrobes with mirrored doors.

Bedroom 2
10'9" x 10'6" (3.29 x 3.21)
Full height, mirror fronted, wardrobes to one wall, central heating radiator, double glazed window to rear.

Bedroom 3
14'1" x 8'7" max (4.30 x 2.64 max)
Central heating radiator, fitted mirror fronted wardrobes, double glazed window to fore.

Re-Fitted Shower Room
8'10" x 7'6" (2.71 x 2.3)
Double shower area with glazed screens and shower fitment, pedestal wash hand basin, low flush W.C. part tiled/UPVC clad walls, central heating radiator, double glazed window.

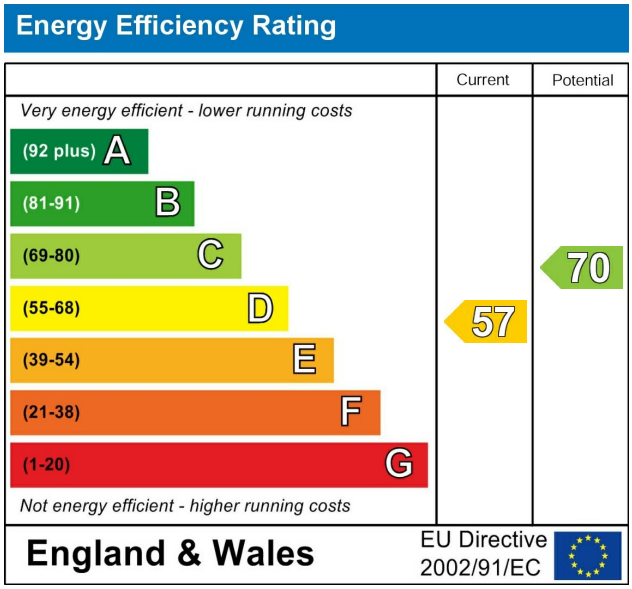
OUTSIDE

Garage
14'7" x 7'8" (4.45 x 2.36)
Having power and lighting.

Established Gardens
To the fore the property has lawn with shrub borders and driveway to the side.
At the rear the garden is secluded with lawns and a variety of shrubs extending approximately 100 feet.

ADDITIONAL INFORMATON
Tenure - We understand that the property is Freehold, however we would recommend interested parties to have this information verified with a Legal Representative.

Council Tax - Band C - North Warwickshire Council.



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