



39 St. Pauls Crescent, Coleshill, B46 1BB

£250,000

Semi detached property in the popular location of Coleshill. In brief the property comprises entrance hallway, lounge, kitchen, three bedrooms, shower room, garden, off road parking and garage. The property also benefits from double glazing and central heating (both where specified)

Approach



Porch

Hallway

Door to front, stairs to first floor accommodation, radiator and ceiling light point.

Lounge

17 x 9'08 (5.18m x 2.95m)

Double glazed window to front, double glazed French doors to rear, radiator and ceiling light point.



Kitchen

9'07 x 6'10 (2.92m x 2.08m)

Double glazed window to rear, wall base and drawer units, stainless steel sink with drainer and mixer tap, space for white goods, radiator and ceiling light point.



Landing

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

Bedroom One

11'07 x 8'02 (3.53m x 2.49m)

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



Bedroom Two

9'01 x 9'01 (2.77m x 2.77m)

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



Bedroom Three

7'01 x 6'06 max (2.16m x 1.98m max)

Double glazed window to front, storage cupboard housing gas central heating boiler, radiator and ceiling light point.

Shower Room

Double glazed obscured window to rear, shower cubicle, low level W/C, pedestal hand wash basin, radiator and ceiling light.



Rear Garden

Mainly laid to lawn and enclosed to neighbouring boundaries.

Garage

19 x 19'02 (5.79m x 5.84m)

Door to rear, window to rear and side, power points and up and over door.

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.

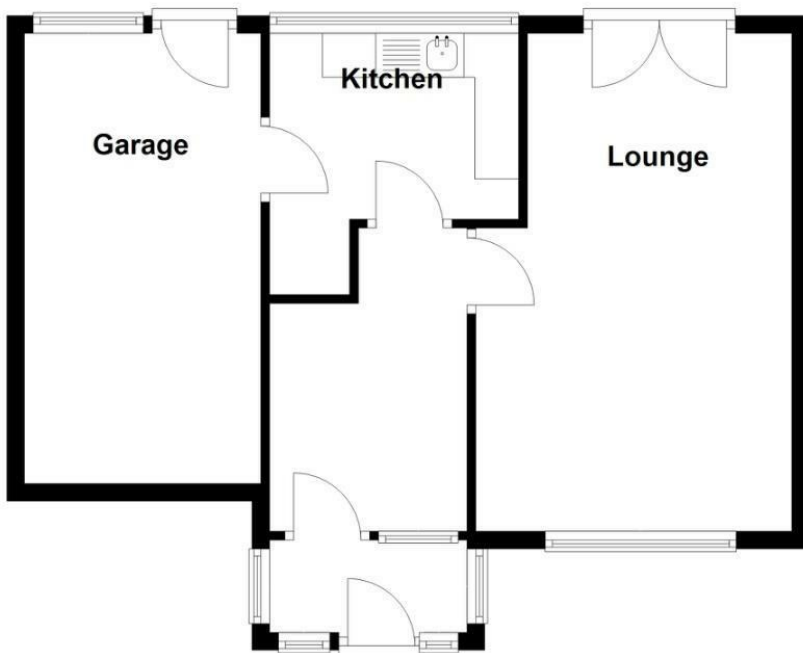
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - C

EPC Rating - TBC

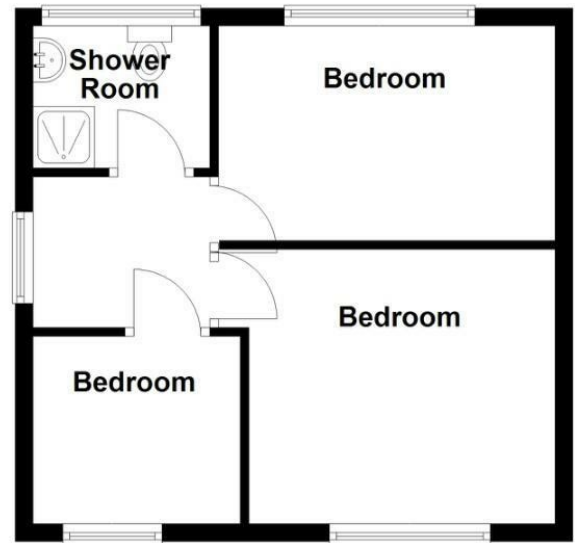
Ground Floor

Approx. 50.3 sq. metres (541.4 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 83.8 sq. metres (902.1 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		
		79
	62	
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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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