



## 20 Wingfield Road, Coleshill, B46 3LJ

**£325,000**

This well presented mid terrace property situated in the popular location of Coleshill briefly comprises, hallway, lounge, dining room, fitted kitchen, utility, downstairs w/c, three good size bedrooms and family bathroom. There is an enclosed rear garden and driveway to the front. This property should be viewed to appreciate the standard of property on offer.



## Approach

Via block paved driveway with ample off road parking.



## Hallway

Double glazed door and windows to front, stairs to first floor accommodation, radiator and spot lights to ceiling.



## Lounge

11'02 x 13'5 (3.40m x 4.09m)

Double glazed French Doors and windows to rear, radiator and ceiling light point.



## Downstairs W/C

Double glazed window to front, low level w/c, hand wash basin, heated towel rail and spot lights to ceiling.



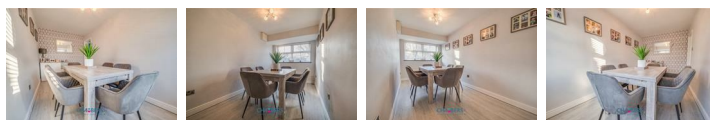
## Utility Room

Space for white goods, wall units, heated towel rail and spot lights to ceiling.

## Reception Room Two

15'3 x 7'3 (4.65m x 2.21m)

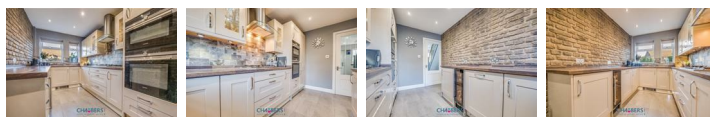
Double glazed window to front, radiator and ceiling light point.



## Kitchen

13'1 x 7'3 (3.99m x 2.21m)

Two double glazed windows to rear, wall base and drawer units, 1 1/2 stainless steel sink unit with drainer and mixer tap, integrated double oven, integrated gas hob with extractor over, integrated dishwasher and fridge freezer, wine cooler and spot lights to ceiling.



## Landing

Loft access and spot lights to ceiling.

## Bedroom One

12'2 x 10'5 max into wardrobes (3.71m x 3.18m max into wardrobes)

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

## Bedroom Two

8'04 x 12'05 (2.54m x 3.78m)

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



### Bedroom Three

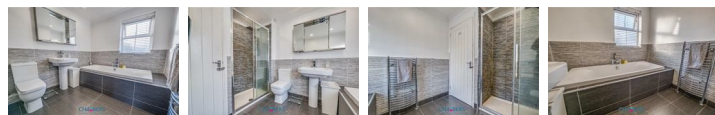
7'6 x 13'5 (2.29m x 4.09m)

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



### Bathroom

Double glazed obscured window to front, bath, separate shower unit, low level w/c, pedestal hand wash basin, heated towel rail and spot lights to ceiling.



### Rear Garden

Paved patio area, mainly laid to lawn 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 at offer stage, a sale cannot be agreed without this.

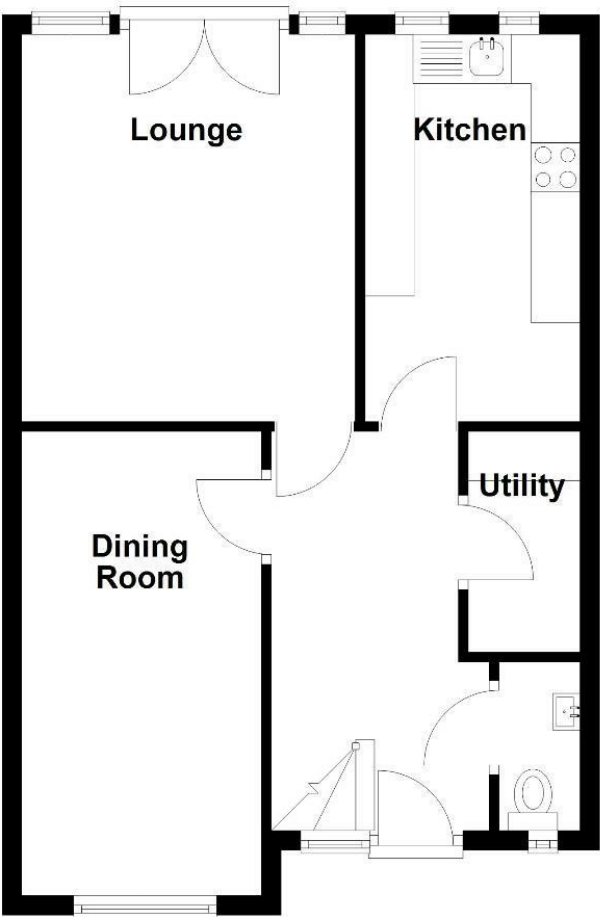
Council Tax Band - D

EPC Rating - TBC



Ground Floor

Approx. 47.7 sq. metres (513.8 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.3 sq. feet)



Total area: approx. 94.4 sq. metres (1016.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.