



CHAMBERS  
ESTATE & LETTING AGENTS



## 8 Augustus Close, Coleshill, B46 1HJ

### Offers over £210,000

This two bedroom terraced home in the popular town of Coleshill briefly comprises hallway, lounge, two bedrooms and bathroom. There is a drive way to the front and a further parking space with the property and also benefits from an enclosed rear garden.

## Approach

Driveway to the front and store cupboard.



## Hallway

Stairs to first floor accommodation, radiator and ceiling light point.

## Lounge

10'1 x 12'3 (3.07m x 3.73m)

Double glazed window to front, understairs storage cupboard, fire place, radiator and ceiling light point.



## Kitchen/Diner

13'3 x 7'6 (4.04m x 2.29m)

Two double glazed windows and door to rear, wall base and drawer units, stainless steel sink with mixer tap and drainer, integrated oven and hob with extractor over, space for white goods, radiator and ceiling light point.



## Landing

Loft access and storage cupboard concealing wall mounted central heating boiler.

## Bedroom One

10'2 x 9' 6 (3.10m x 2.74m 1.83m)

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



## Bedroom Two

10'4 max x 6'8 (3.15m max x 2.03m)

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



## Bathroom

Double glazed window to rear, pedestal hand wash basin, paneled bath with shower over, low level w/c, radiator and ceiling light point



## Rear Garden

Mainly laid to lawn, gravelled patio area, paved patio area, gated access to rear 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.

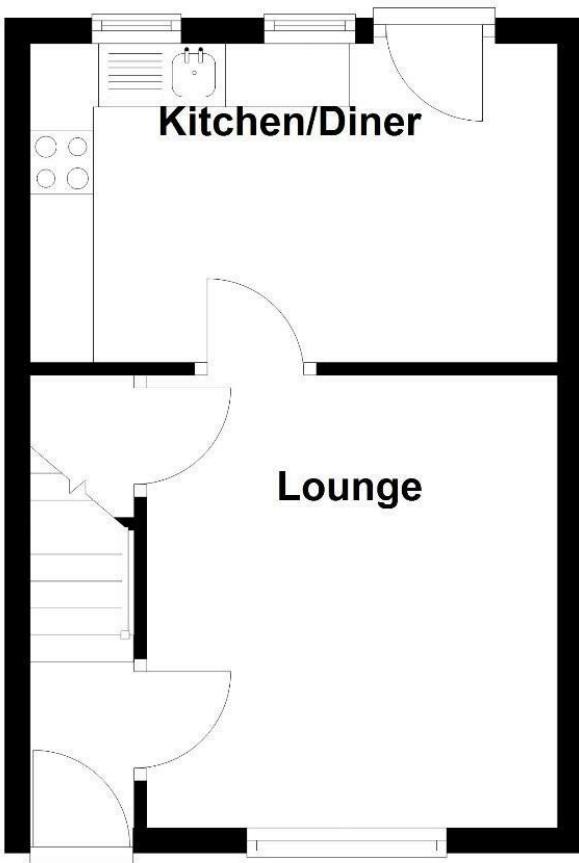
Money Laundering Regulations: intending purchasers will be required to provide proof of identification at offer stage, a sale cannot be agreed without this.

Council Tax Band - B

EPC Rating - C

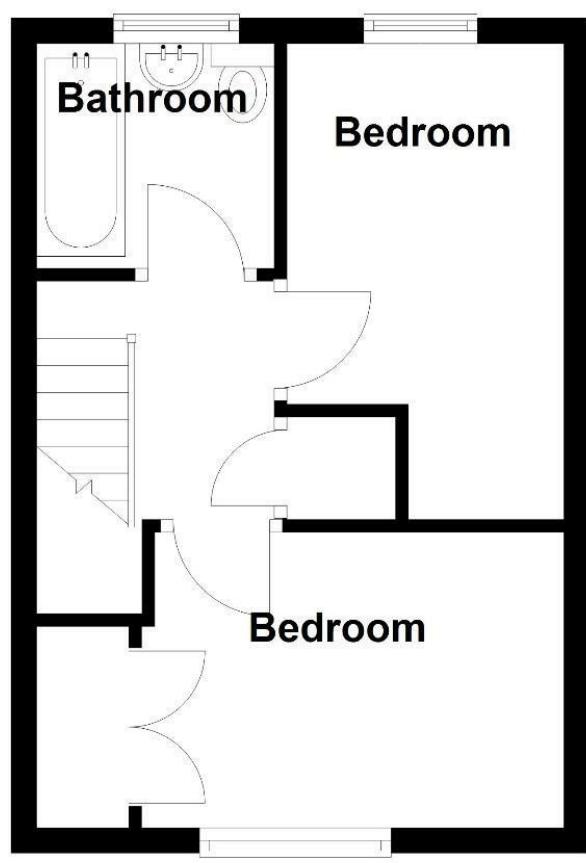
## Ground Floor

Approx. 25.8 sq. metres (277.4 sq. feet)

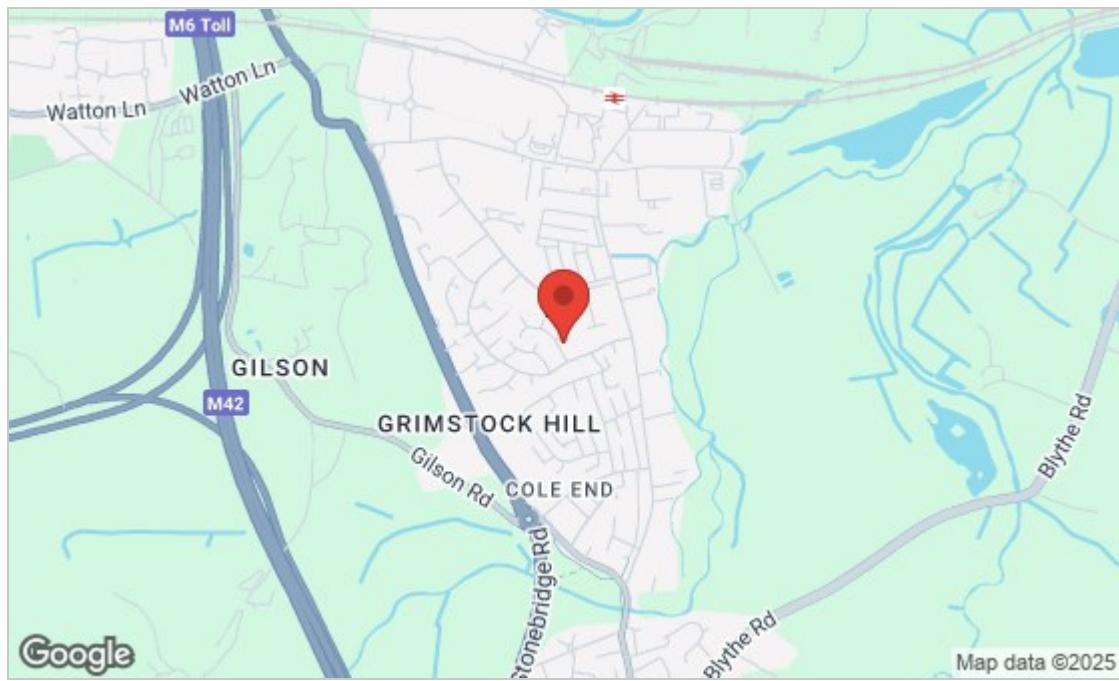


## First Floor

Approx. 25.8 sq. metres (277.4 sq. feet)



Total area: approx. 51.5 sq. metres (554.7 sq. feet)



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.

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