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59 Norton Road, Coelshill, B46 1ES
Offers in excess of £285,000

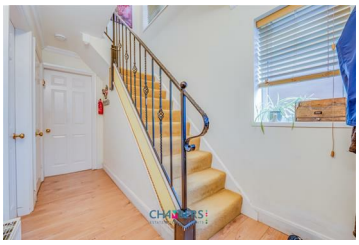
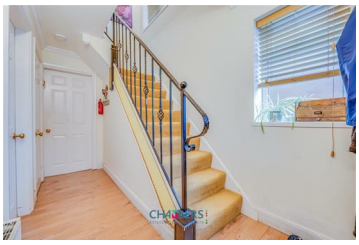
This three bedroom semi detached property situated in a popular residential location briefly comprises porch, hallway, two reception rooms, fitted kitchen, three bedrooms and family bathroom. There is an enclosed rear garden and a driveway to the front. This is a lovely family home and should be viewed to appreciate the property on offer !

Approach
Via block paved driveway with ample off road parking, gated side entrance to rear garden.




Porch
Double glazed door and windows cupboard housing gas and electric meters.

Hallway
Double glazed window to side, stairs to first floor accommodation, radiator and two wall light points.

Reception One
12'03 x 10'04 plus recess (3.73m x 3.15m plus recess)
Double glazed bow window to front, feature fire place, radiator and ceiling light point,





Reception Two
8'10 plus recess x 12'00 (2.69m plus recess x 3.66m)
Feature fire place, radiator, ceiling light point and archway leading to dining area





Dining Area
7'11 max x 9'11 (2.41m max x 3.02m)
Double glazed window and door to rear, radiator and ceiling light point.




Kitchen
17'07 max x 6'11 (5.36m max x 2.11m)
Double glazed window to rear, double glazed window and door to side, wall base and drawer units, integrated hob with extractor hood, integrated double oven, sink with drainer and mixer tap, space for white goods, two ceiling light points and wall light point.





Downstairs W/C
Low level W/C, hand wash basin and ceiling light point.

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



Bedroom One
14'01 x 24'04 max (4.29m x 7.42m max)
Double glazed window to front, radiator and ceiling light point.




Bedroom Two

12'02 x 8'01 to wardrobes (3.71m x 2.46m to wardrobes)

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





Bedroom Three

7'08 x 5'04 to wardrobes (2.34m x 1.63m to wardrobes)

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




Bathroom

Double glazed obscured window to rear and side, sink / WC set in vanity, bath, separate shower cubicle, heated towel rail and spot lights to ceiling.





Rear Garden

Paved patio area, raised area laid to lawn with mature shrubs to borders, gated access to further patio area, gated rear and side access and enclosed to neighbouring boundaries.






Further Information

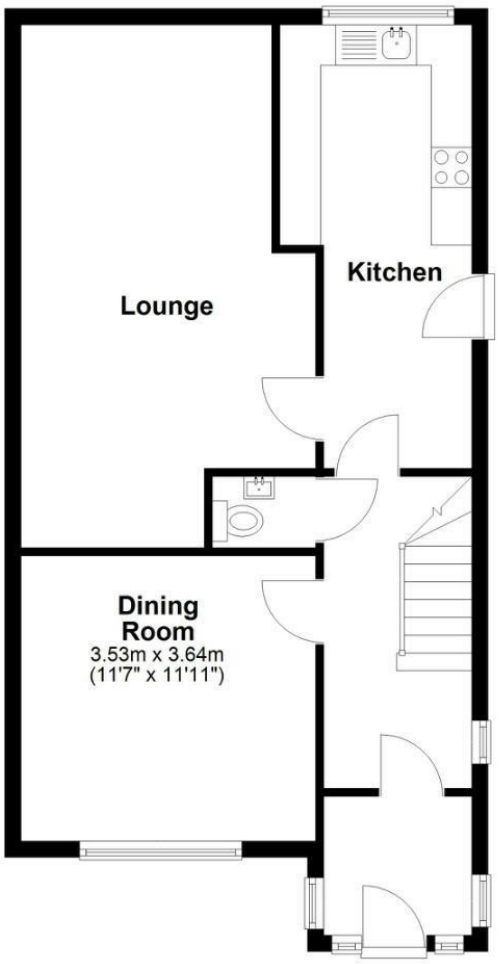
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Money Laundering Regulations:intending purchasers will be required to provide proof of identification and funds at offer stage, a sale cannot be agreed without this.

Council Tax Band: C
EPC Rating: C

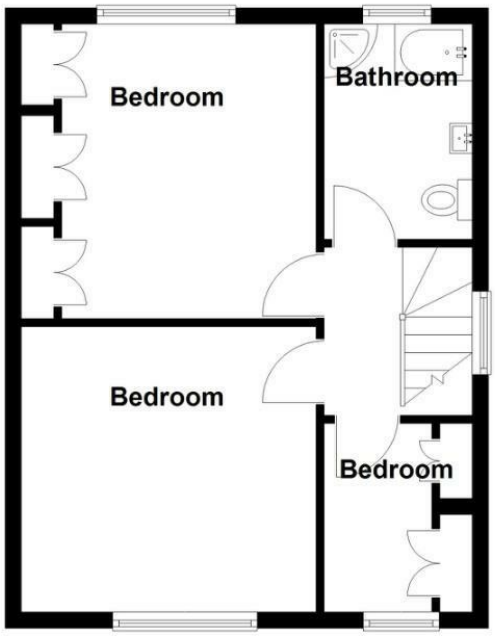
Ground Floor

Approx. 58.3 sq. metres (627.3 sq. feet)



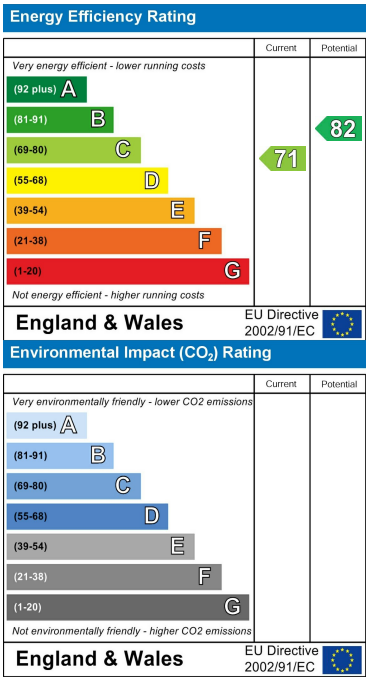
First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 98.7 sq. metres (1062.5 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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