



## 64 High Brink Road, Birmingham, B46 1BH

**£375,000**

This extended semi detached home situated on a popular residential street in Coleshill briefly comprises hallway, lounge, kitchen/diner, downstairs w/c, three bedrooms (master having an ensuite and walk in wardrobe) and family bathroom. There is an enclosed rear garden and driveway to the front for ample parking and leading to the garage. This will make a lovely family home and should be viewed to appreciate the property on offer !

## Approach

Via a tarmaced driveway with blocked paved border, rockery containing shrubs, gated side access to rear garden and electric charging point.



## Entrance Hallway

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



## Lounge

17'5 x 9'11 (5.31m x 3.02m)

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



## Kitchen/Diner

24'3 x 8'2 (7.39m x 2.49m)

Double glazed windows and doors to rear, double glazed door to side, wall base and drawer units, sink with drainer and mixer tap, integrated induction hob with extractor hood over, integrated oven and microwave, space for white goods, radiator and spot lights to ceiling.



## Downstairs W/C

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



## Landing

Loft access and ceiling light point.

## Bedroom One

13'9 x 8'2 (7'3 x 6'3 walk in wardrobe) (4.19m x 2.49m (2.21m x 1.91m walk in wardrobe))

Double glazed window to rear, walk in wardrobe, radiator and spot lights to ceiling.



## Ensuite

6'7 x 5'3 (2.01m x 1.60m)

Double glazed obscured window to front, low level W/C, hand wash basin in vanity, enclosed shower cubicle, heated towel rail and spot lights to ceiling.



## Bedroom Two

11'6 x 9'11 (3.51m x 3.02m)

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



### Bedroom Three

11'10 x 9'11 (3.61m x 3.02m)

Double glazed window to rear, radiator and spot lights to ceiling.



### Family Bathroom

7'3 x 5'7 (2.21m x 1.70m)

Double glazed obscured window to front, low level W/C, panel bath with shower over, hand wash basin with vanity under, heated towel rail and spot lights to ceiling.



### Garage

13'9 x 7'3 (4.19m x 2.21m)

Up and over door and ceiling light point.

### Rear Garden

Paved patio area, area laid to lawn, mature shrubs to borders, gated side access and enclosed to neighbouring boundaries,

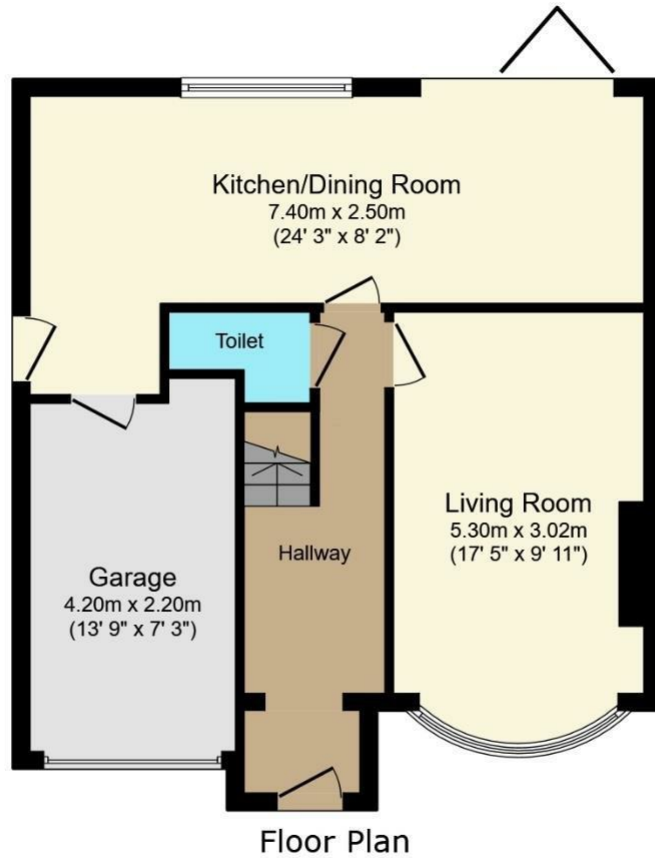


### Further Information

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

Council Tax Band - D  
EPC Rating - C



Total floor area: 57.9 sq.m. (623 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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