



## 91 Coleshill Road, Birmingham, B46 1QF

**£300,000**

Semi detached property in the popular village of Water Orton. In brief the property comprises porch, entrance hallway, lounge, dining area, kitchen diner, three bedrooms, bathroom, garden and off road parking. The property also benefits from double glazing, central heating (both where specified) and NO CHAIN.

## Approach

Driveway providing off road parking and path leading to gated side entrance.



## Porch

Window to side, door to front and ceiling light point.

## Entrance Hallway

Ceiling light point, radiator and stairs rising to first floor accommodation.

## Lounge

21'3 x 11 (6.48m x 3.35m)

Double glazed bay window to fore, double glazed sliding doors to rear, radiator and two ceiling light point.



## Dining Area

Feature fireplace, ceiling light point and double glazed sliding door to rear.



## Kitchen Diner

24'1 x 7'2 (7.34m x 2.18m)

Having a range of matching wall, base and drawer units, sink with mixer tap over, extractor hood and space for cooker with hood over, wall mounted boiler, understairs storage cupboard, two double glazed windows to side, radiator and double glazed sliding door to rear.



## Landing

Ceiling light point and radiator

## Bedroom One

13'2 max to robes x 9'2 plus recess area (4.01m max to robes x 2.79m plus recess area)

Built in sliding wardrobes, ceiling light point, radiator and double glazing window to fore.



## Bedroom Two

9'1 x 10'2 (2.77m x 3.10m)

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



### Bedroom Three

6'9 x 12'5 (2.06m x 3.78m)

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



### Bathroom

Bath with shower over, sink set in vanity unit, low level wc, radiator, ceiling light point and double glazed window.



### Rear Garden

Paved patio area, mainly laid to lawn and enclosed to 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 - C

EPC Rating - E



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>		
(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>74</b>
	<b>43</b>	
<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>		
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