



Offers Over £190,000

Coleshill Heath Road, Chelmsley Wood, Birmingham, B37 7SN

**** IMMACULATE THROUGHOUT ** NO WORK REQUIRED ** PARKING AREA TO REAR ****

What a STUNNING mid-terrace property with a parking area to the rear. The property consists of a private fenced front garden, canopy covered entrance door, open design entrance hallway, lounge to the front and a modern recently re-fitted kitchen/dining room to the rear. To the first floor there are THREE BEDROOMS (two doubles and a single) and a modern re-fitted shower room. The property requires no work, as it has all been done for you. There is a private rear garden to the rear with an access gate leading to a secure gated entrance pathway from the parking area. SEEING IS BELIEVING regarding the beauty of this one. DON'T MISS OUT - Call Prime Estates today before it goes - 0121 748 7272. Energy Efficiency Rating:-C

Parking/Approach

The best place to park to gain access to this property is Longley Walk where there are parking spaces (these are not allocated they are first come first serve) from the parking area you can walk through the open entrance area to the front of the property via the communal public footpath or there is a rear secure gated access giving direct access to the properties rear garden area.

Front Garden

Fence borders with an access gate from the public communal footpath leading through to the paved pathway with a garden laid mainly to lawn to one side. Bark covered flower bed and a canopy protecting you from the elements over the double glazed door allowing access to:-

Entrance Hallway

23'4" x 5'8" max 2'9" min (7.11m x 1.73m max 0.84m min)

Stairs rising to the first floor landing area, radiator, tile effect flooring. double glazed

French doors to the rear allowing access to the rear garden area. Internal doors to:-

Lounge

16'9" x 10'7" (5.11m x 3.23m)

Two double glazed windows to the front, radiator, and decorative panelling effect to one focus wall.

Kitchen/Dining Room

13'8" x 12'4" max 9'4" min (4.17m x 3.76m max 2.84m min)

Grey high gloss effect modern style fitted kitchen consisting of wall mounted and floor standing base units with a marble effect work surface over extending to create a breakfast bar area. Stainless steel effect sink and drainer unit with a mixer tap over inset to the work surface area. Appliances built in consist of a Lamona eye level double oven, a five burner gas hob with a stainless steel and glass effect extractor over. Larder style fridge freezer, and a washing machine. Partly tiled walls in a grey brick design, wood effect flooring, and spotlights inset to the ceiling area.

Radiator, under stairs storage cupboard, and two double glazed windows.

FIRST FLOOR

Landing

Two storage cupboards, loft access via the hatch area and doors to:-

Bedroom One

11'9" x 12'7" max 11'1" min (3.58m x 3.84m max 3.38m min)

Double glazed window to rear, and a radiator.

Bedroom Two

11'10" x 10'9" (3.61m x 3.28m)

Double glazed window to the rear and a radiator

Bedroom Three

8' x 7'10" (2.44m x 2.39m)

Double glazed window to the front, and a radiator.



Shower Room

7'10" x 6' (2.39m x 1.83m)

Suite comprised of a double walk in shower unit with a boiler fed rainfall and detachable shower head inset. Concealed flush WC and wash hand basin inset to matching units providing storage below. Partly tiled walls with a decorative chrome effect trim, wood effect flooring, and a high level double glazed window to the rear.

OUTSIDE

Rear Garden

Paved patio area with a paved pathway to one side of the garden laid mainly to lawn. Fence perimeters with an access gate to the side allowing access to/from the secure shared gated rear entrance area. Mature shrubbery and flower bed borders in parts

FURTHER INFORMATION

The property is a Bryant Wallframe. (most lenders will lend on this build- there is no mortgage issues known on this build)

The property has been modernised throughout to a good standard
No work is required on this property

