



Offers Over £180,000

Church Hill, Coleshill, Birmingham, B46 3AJ

** VILLAGE FEEL LOCATION * LOVELY VIEWS * GREAT SIZE ROOMS * AMAZING CONDITION **

If you are looking to live in a village feel location but still have access to amenities then this BEAUTIFUL PROPERTY is potentially your dream come true. VIEWING IS HIGHLY RECOMMENDED on this GROUND FLOOR APARTMENT situated just off Coleshill High Street. The apartment has been modernised to a very high standard and comprises of a convenient secure storage area just outside your private front door, a very generous lounge area which is open plan to the inner hallway, MODERN FITTED KITCHEN, two bedrooms which are both DOUBLE BEDROOMS, one has the benefit of an EN-SUITE SHOWER ROOM, and a further FAMILY SHOWER ROOM. The property has a secure gated parking area which is fob operated to the side/rear of the property, and beautiful communal gardens giving a stunning view of the historic St Peter & St Pauls Church which dates back to the 13th Century. Energy Efficiency Rating:- C

Coleshill

The area has lovely views, great rural walks, access to motorways, bus routes. The High Street has a range of eateries, pubs, hair/beauty salons and convenience stores. All of these are within walking distance of the property. The market square holds a farmers market throughout the year on certain days literally on Church Hill. The High Street is known for its late Christmas Shopping day where the road is closed off to cars and people put stalls in the road selling their wares, while the shops remain open till much later. There is normally music on the croft and events being held throughout the late night shopping making a great family evening out. - See the Media Link attached - My Coleshill

Approach

The property is approached via a secure intercom/buzzer door to the side of the building within the secure gated entrance area to the parking area operated on a first come first serve basis. The secure gated area is fob operated and two fobs are provided with this property.

Communal Entrance Hallway

The communal entrance hallway provides access to the other neighbouring properties, there is also a convenient secure storage cupboard with this property that currently houses the boiler for the property, has electric supply and lighting. Composite door allowing access to:-

Lounge

18'11" x 12'2" (5.77m x 3.71m)

Double glazed bow window to the rear of the building looking out onto the well maintained communal garden area which has a lovely view of Coleshill Church. Two flat column design vertical radiators, Merbau vaneer flooring, door to the kitchen area and opening to the side into the inner hallway area.

Kitchen

11' x 8'5" (3.35m x 2.57m)

Range of wall mounted and floor standing base units with soft close and curved end units. Quartz work surface over with a Belfast sink inset and mixer tap over. Up-stands and windowsill area also match the Quartz work surface. Appliances built in consist of an under unit Neff oven, with an AEG Induction hob

over and a Neff extractor above. There is also a built in Neff dishwasher and a Bosch under unit fridge. Vertical flay column style radiator, ornate decorative effect tiling to the floor area and a double glazed window to the front of the building looking out onto Church Hill.

Inner Hallway

Open plan from the lounge area providing access to all further rooms, Merbau vaneer flooring extending through from the lounge area, fitted wardrobe area with sliding doors for access, and a radiator.

Bedroom One

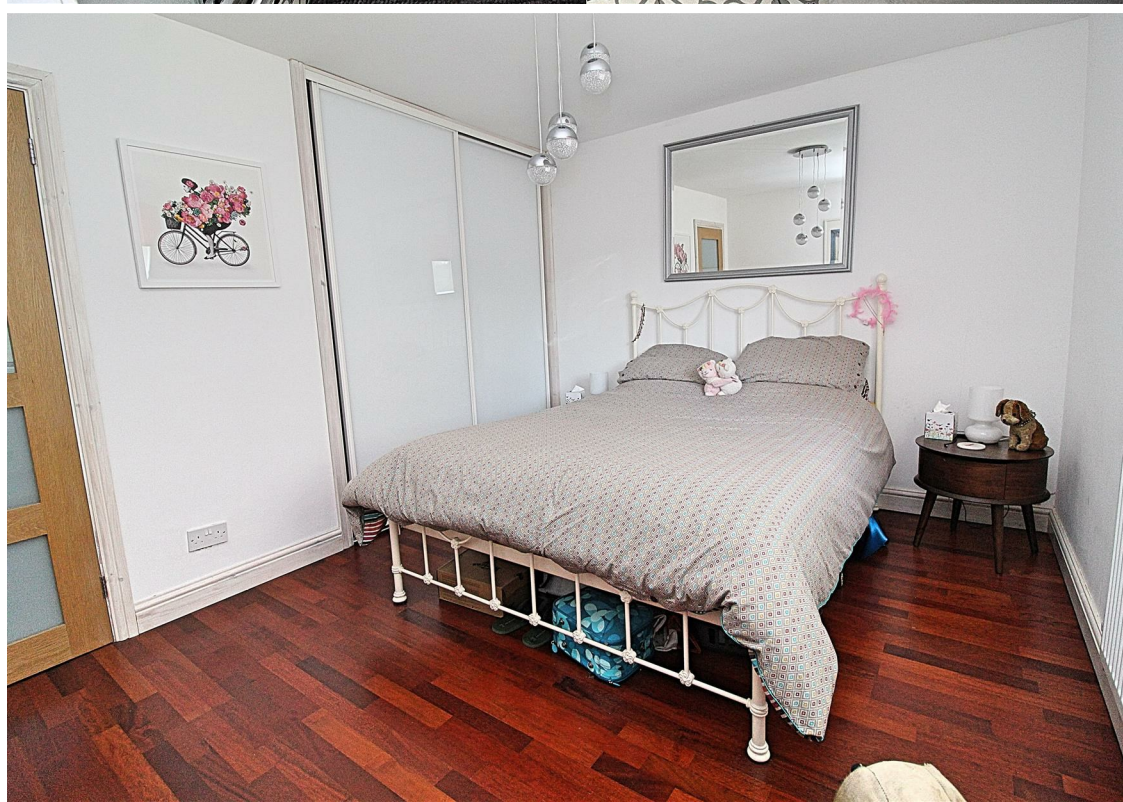
18'3" x 7'6" (5.56m x 2.29m)

Double glazed window to the front of the building looking out onto Church Hill, radiator, Merbau vaneer flooring extending through from the inner hallway area. Sliding glass door to the side into:-

En-Suite Shower Room

8'1" x 2'5" (2.46m x 0.74m)

Suite comprised of a shower cubicle with a boiler fed rainfall shower head and further detachable shower head inset and a bi-fold door for access. Low flush WC and a wash



hand basin inset to a floating design vanity unit with a mixer tap over. Chrome ladder style radiator, partly tiled walls, decorative ornate design tiling to the floor area, and a double glazed window to the front of the building.

Bedroom Two
12'8" x 9'6" (3.86m x 2.90m)

Double glazed window to the rear looking out onto the communal garden area, radiator, Merbau vaneer flooring extending through from the inner hallway area, and fitted/built in wardrobe area with two sliding doors for access.

Shower Room
7'8" x 5'3" (2.34m x 1.60m)

Suite comprised of a walk in shower area with a boiler fed rainfall shower inset and further detachable shower head, low flush WC, and a wash hand basin with a mixer tap over inset to a floating design vanity unit providing storage below. PARTly tiled walls, decorative ornate design tiling to the floor area, ladder style chrome effect radiator, and a double glazed window to the front of the building.

Communal Garden Areas
There is a lovely communal garden area to the rear of the property accessed via

the main secure entrance area, neighbouring properties have their own seating areas out there and personal flowers, ornaments etc which create a lovely view, and outlook. There is a communal pathway leading to The Croft area where a lot of communal activities take place as in Fetes, Music and Food Festivals. There is a communal bin area also to the side of the building via the secure entrance area.

FURTHER INFORMATION
Lease - 125 years from 3/10/03 therefore there are 103-104 years remaining
Service Charge - Currently £483.65 per annum due March - this includes Building Insurance
Ground Rent - £10 per annum
Council Tax Band - B

Please see the link attached for an Introduction to Coleshill

