



22 Brendan Close, Birmingham, Warwickshire, B46 3EF

4 Bed House - Detached

Guide Price £500,000

🔑 Receptions 2

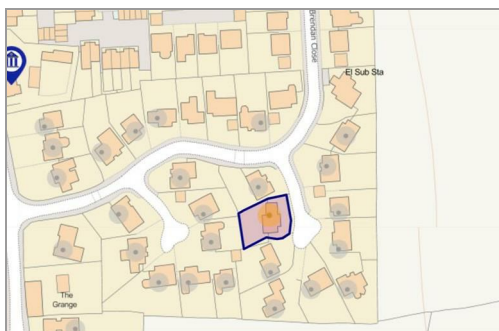
🛏 Bedrooms 4

💧 Bathrooms 2



- SPACIOUS DETACHED PROPERTY IN A DESIRABLE AREA
- FOUR DOUBLE BEDROOMS WITH WARDROBE STORAGE
- TWO BATHROOMS & GUEST WC
- MODERN KITCHEN DINER WITH UTILITY AREA
- WELL PRESENTED FAMILY REAR GARDEN

- CUL DE SAC LOCATION
- OFF ROAD PARKING FOR THREE CARS
- DOUBLE GARAGE
- GOOD SIZE LOUNGE
- HD VIDEO WALKTHROUGH AVAILABLE



A SPACIOUS DETACHED PROPERTY PRESENTED TO A VERY HIGH STANDARD & SET WITHIN A DESIRABLE LOCATION! Brendan Close is a stunning property and fully equipped for the family, comprising of Four Bedrooms, Two Bathrooms and Guest WC, spacious Lounge and a beautiful modern Kitchen Diner with Utility area. The property also benefits from a Double Garage, Off Road Parking for Three Cars and a good size Family Garden. A beautiful modern property set in a cul de sac location, the perfect residence for your family to reside!

Overview & Approach



Brendan Close is a beautiful detached property within Coleshill, and is ideally located for families keen to be within catchment of the town's schools and within walking distance of the village high street. Offering a spacious and comfortable living space, the property comprises Four Bedrooms, Two Bathrooms and En-Suite, Kitchen Diner with Utility Area, Living Room, a Double Garage and Off Road Parking for several vehicles.

Coleshill is set in the county of North Warwickshire and is a sought-after location due to the local amenities, whilst also being within easy reach of Birmingham City Centre, Birmingham International Airport and Train Station the popular Resorts World and Kingsbury Water Park. The property itself is a short walk from the Town Centre, Local Pubs, Cafes and Shops and within easy walking distance of several schools. From the first floor there are views of open countryside available from Bedrooms One and Two

The property is approached via a spacious blocked paved Driveway with gravel bedding areas leading to a canopy front door.

Entrance Hallway



Includes two light points to the ceiling, radiator point, stairs to the first floor, parquet style flooring, Oak trifold doors into the Kitchen Diner, an oak staircase leading to the first floor and a door leading off to the:

Guest WC



Overlooking the front of the property with a light point and coving to the ceiling, walls tiled half height, small hand basin, push button WC and parquet flooring.

Lounge



Overlooking the front and rear of the property with two light points and coving to the ceiling, two radiator points, feature limestone fireplace with grate and sliding patio doors opening out to the Rear Garden.

Kitchen Diner

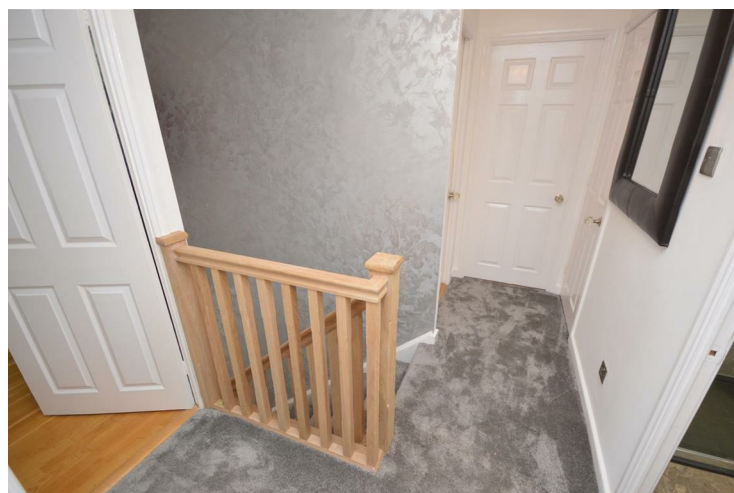


Overlooking the front and rear of the property, the stylish Kitchen is split into three areas, the Kitchen, Dining Area and Utility Area. The Dining Area has a ceiling light point, and the Kitchen area has ceiling spotlights; the room overall benefits from large porcelain ceramic tiles to the floor with LED lights at floor level

The Kitchen is presented with a modern finish including matching wall and base units with granite work surfaces and trim, integral sink, integrated wine cooler and dishwasher and providing space for a range cooker with fitted extractor above. There is also a separate storage unit with space for a larger fridge freezer. The Utility Area is fitted with an inset sink with mixer tap, granite work surfaces, plumbing for a washing machine and doorway leading out to the Rear Garden.



Stairs & Landing



The staircase leads to the first floor with ceiling light point, loft access and an airing cupboard. Doors lead off the landing to:

Bedroom One



Overlooking the front of the property with a ceiling light and radiator point, built in double wardrobes with overhead storage, built in dressing table, oak flooring and a door leading into:

Bedroom One En-Suite



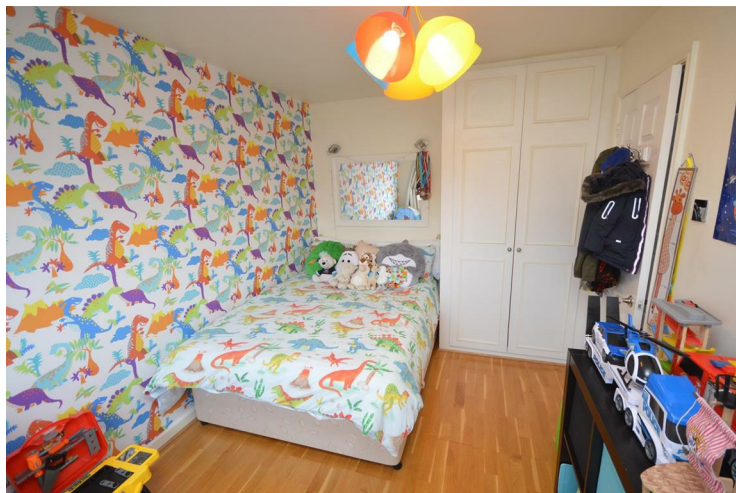
Overlooking the front of the property with spotlights to the ceiling, large tiled wall covering, freestanding bath, pedestal hand basin, push button WC, heated towel rail and oak flooring.

Bedroom Two



Overlooking the front of the property with a ceiling light and radiator point, built in double wardrobes and oak flooring.

Bedrom Three



Overlooking the Rear Garden with a ceiling light and radiator point, built in double wardrobes and oak flooring,

Bedroom Four



Overlooking the Rear Garden with spotlights to the ceiling, a storage cupboard, radiator point and oak flooring.

Shower Room



Overlooking the Rear Garden with spotlights and extractor fan to the ceiling, tiled walls, heated towel rail, vanity storage unit with built in sink and push button WC, modern mirror with touch button light surround, shaver point and tiled flooring.

Rear Garden



Includes a spacious patio spanning across to the left hand side of the property; providing a good size seating area for outdoor entertaining, a perimeter wall leads to a raised lawn area with planted borders, ornamental shrubs and trees and perimeter fence panels surrounding. Access is available to the rear of the double garages and a side gate gives access to the front driveway

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Double Garage

With up and over doors and available storage in the rafters

Additional Information

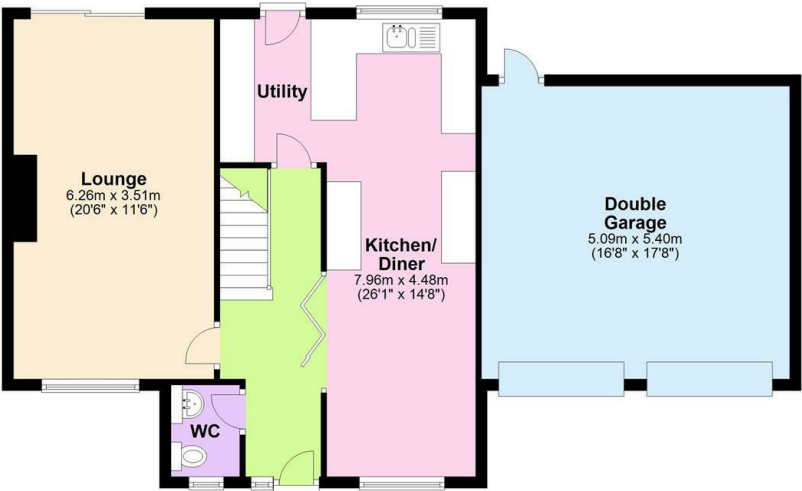


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

Brendan Close

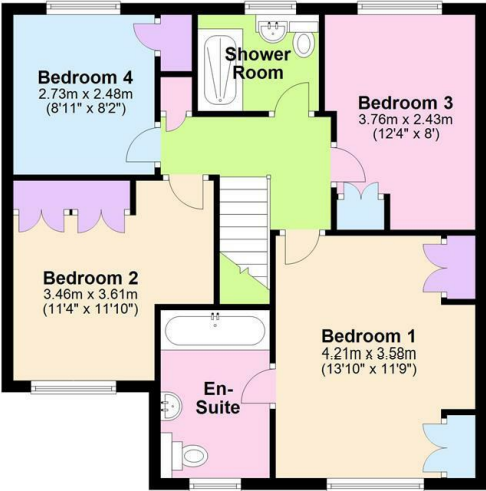
Ground Floor

Approx. 87.7 sq. metres (943.5 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.2 sq. feet)



Total area: approx. 148.5 sq. metres (1598.7 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	