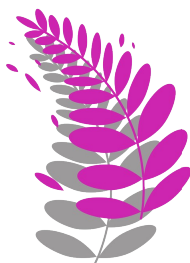


FERNDOWN ESTATES



166 Coleshill Road, Birmingham, West Midlands, B37 7HP

4 Bed House - Detached

Offers Over £475,000

📍 Receptions 2

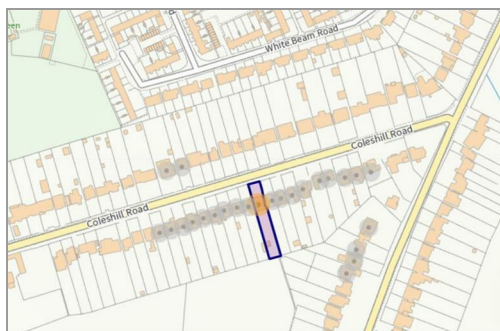
🛏 Bedrooms 4

🚿 Bathrooms 2



- EXTENSIVE DETACHED PROPERTY PRESENTED TO A HIGH STANDARD
- FOUR DOUBLE BEDROOMS
- EXTENDED OPEN PLAN MODERN KITCHEN & LOUNGE
- TWO BATHROOMS & GUEST WC
- CLOSE TO MARSTON GREEN VILLAGE, TRAIN STATION & LOCAL AMENITIES
- SOUTH FACING GARDEN

- OFF ROAD PARKING FOR SEVERAL CARS
- SET WITHIN 0.20 ACRES
- TWO RECEPTION ROOMS
- HD VIDEO WALKTHROUGH AVAILABLE



COLESHILL ROAD IS AN EXTENSIVE DETACHED PROPERTY SET ON A POPULAR ROAD WITHIN MARSTON GREEN. The extended residence boasts Four Double Bedrooms, Two Bathrooms and a Guest WC, spacious Open Plan Kitchen Diner and Lounge, Dining Room, Study and a Spacious Utility Area. The property also offers a sizeable driveway with Off Road Parking and a substantial South Facing Rear Garden. A simply stunning and spacious home, Coleshill Road is situated in a sought-after area and within catchment to local outstanding schools making this the perfect family home!

Overview & Approach



The village of Marston Green has been a sought-after location due to the popular local schools which have high Ofsted Ratings and the local train station which offers regular train journeys into Birmingham City Centre (9 minutes) and Birmingham International Train Station, Airport and extremely popular Resorts World (4 minutes). The new HS2 Hub Interchange will be located within a short distance from the property.

Coleshill Road is an extended, executive detached property set in a good sized plot on a well sought after road within Marston Green and offers Four Bedrooms, Two Bathrooms and Guest WC, spacious Open Plan Kitchen Diner, Dining Room, Study and a Utility area.

The property is approached via a gated perimeter wall frontage with bedding areas and a block paved driveway accommodating several vehicles. There is a garage to the right-hand side of the property, outside wall lanterns and a composite front door allowing access into the:

Entrance Hallway



The spacious Entrance Hallway runs through the entire ground floor and includes coving, spotlights and light points to the ceiling, wall lights, two radiator points, staircase rising to the first floor, wood flooring and doors leading off:

Lounge



Overlooking the Rear Garden with patio doors opening out, the open plan Lounge is accessible via double doors and includes a ceiling light and radiator point, wall lights and a fireplace with fire surround.



Open Plan Kitchen



Dining Room



Overlooking the Rear Garden, the Kitchen Diner has been extended to create a modern and spacious open plan area including spotlights to the ceiling, contrasting wall and base units with worksurfaces and trim over, wall cabinets with display lighting and a feature window with spotlights over. The Kitchen also benefits from an electric double oven with inset five burner gas hob and extractor hood above, inset sink with mixer tap and drainer, integrated dishwasher, space for a freestanding fridge freezer and other appliances and laminate flooring.

There is also a spacious Dining Area with a light point and spotlights to the ceiling and patio doors with side glass display panels providing a beautiful view of the extensive Rear Garden.

Overlooking the front drive with a grand feature bay window, the Dining Room is accessible via double doors and benefits from decorative beam work and plinth, a ceiling light and radiator point, chimney breast feature and laminate flooring.





Guest WC



Study



The Guest WC has a window overlooking the Utility, ceiling light point, low level WC and a wash hand basin.

Stairs & Landing



Overlooking the front of the property with a light point and decorative beams to the ceiling, radiator point, fitted office furniture and a large under stair storage cupboard housing the fuse board and gas meter

Overlooking the side of the property, the half gallery landing includes light points, spotlights and loft access to the ceiling, an airing cupboard and doors leading off to:

Bedroom One



Overlooking the front of the property with a feature bay window, Bedroom One includes a light point and coving to the ceiling, radiator point, sliding wardrobe doors and a doorway into the:

Jack and Jill En-Suite



Overlooking the front of the property, the spacious Jack and Jill En-Suite is accessible via both Bedroom One and Bedroom Two and includes spotlights and an extractor fan to the ceiling, large tiled walls, a good size shower cubicle with electric shower, a range of fitted storage cabinets and drawers with a vanity basin and push button WC, a mirror over head with light points and a shaving point and a heated towel rail.

Bedroom Two



Overlooking the Rear Garden with a light point and coving to the ceiling and radiator point.

Bedroom Three



Overlooking the front of the property with a light point and coving to the ceiling, radiator point and a wardrobe storage unit.

Bedroom Four



Overlooking the Rear Garden with a ceiling light and radiator point.

Family Bathroom



Overlooking the Rear Garden with spotlights, coving and an extractor fan to the ceiling, freestanding jacuzzi style bath with decorative tile surrounding, separate shower cubicle with mosaic decorative tile border, a range of bathroom cabinets with work surfaces including a vanity basin, push button WC and a shaving point, heated towel rail and ceramic floor tiles.

Garage, Storage and Utility Room

Accessible via double doors, the Garage has been converted to a Utility and Storage area and includes a ceiling light point, matching wall and base units, plumbing for washing machine, moulded resin sink with mixer tap, heated towel rail, two storage cupboards with double doors and tiled flooring. There is a small window overlooking the Rear Garden with double doors opening out onto the patio area.

Rear Garden



Coleshill Road benefits from a beautiful and extensive south facing Rear Garden with a large patio area which steps down to a substantial well maintained grass lawn with planted borders and ornamental shrubs and trees. Perimeter fence panels surround the lawn and an archway at the foot of the garden hides a tranquil seating area.

Additional Information

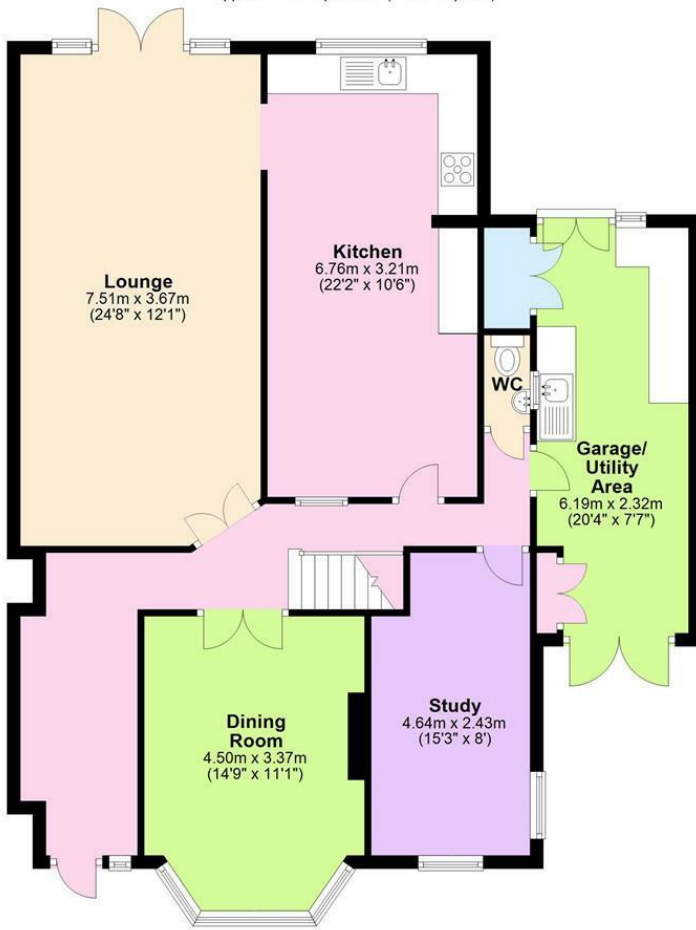


We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

Coleshill Road

Ground Floor

Approx. 111.4 sq. metres (1198.6 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



Total area: approx. 174.6 sq. metres (1879.8 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			
<p>69</p> <p>80</p>		<p>63</p> <p>75</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	