



Black and White
CLEARLY A BETTER SERVICE

261 COLESHILL HEATH ROAD, BIRMINGHAM, B37 7HY
OFFERS OVER £445,000





Coleshill Heath Road

- 3 Bedrooms
- Dormer Bungalow

This lovely Dormer Bungalow sits on generously sized plot. It boasts 2 reception rooms, 3 bedrooms and a huge garden. Located on a sought-after road in Marston Green and within walking distance of pubs, Resorts World, Birmingham international airport and Train station, as well as being less than a minute walk from several bus routes.

This home is well presented and ready to move into, while still leaving room for improvement or to add your own stamp.

Ground Floor

Front garden Large drive way with space for 4/5 cars, well presented grass area, large privacy hedge.

Porch

Double glazed upvc double door.

Hall





Fitted carpet, coving to ceiling, central heating wall mounted Radiator, Wall lighting, oak doors leading to:

Reception Room 4.35m (14'3") x 3.73m (12'3")

Bay upvc double glazed window to front, fireplace, wall mounted radiator,

Lounge/Diner 4.77m (15'8") max x 3.92m (12'10")

Bay upvc double glazed window to rear, fireplace, central heating wall mounted radiator, door to:

Kitchen 4.08m (13'5") x 2.74m (9')

Matching eye level and base level cabinets, tiling to wall, stainless steel sink, tiling to floor, coving to ceiling, door to upvc double glazed window to side:

Utility Area 3.66m (12') x 3.64m (11'11") Double glazed upvc window to rear, matching counter tops to kitchen, stainless steel sink, room for appliances, access to garden and doors to:

WC Double glazed opaque upvc window to rear, toilet.

Side access

Bedroom 1 3.83m (12'7") x 3.73m (12'3") max

Double glazed bay upvc window to front, central heating wall mounted radiator, cream fitted carpet, coving to ceiling, door to:

Bathroom

Large shower cubicle, corner bath, toilet, wash basin, tiled walls and floor, central heating wall mounted Radiator.

Snug 2.93m (9'7") x 2.37m (7'9")

Central heating wall mounted Radiator, carpeted stairs to bedroom 3, large decorative upvc double glazed window, coving to ceiling, door to:

Bedroom 2 4.01m (13'2") max x 2.93m (9'7")

Upvc double glazed bay window to rear, fitted carpet, coving to ceiling, central heating wall mounted radiator, lovely view of garden.

Garden

Very large garden, patio area, access to garage

Garage

Large garage, workspace, access to rear garden.





First Floor

Bedroom 3 4.59m (15'1") x 3.58m (11'9")
 Double glazed upvc window to front, central heating wall mounted radiator, large built in wardrobe with sliding doors, door to:

En-Suite toilet

Toilet, wash basin, half height tiling on wall.

Storage

