



Black and
White
CLEARLY A BETTER SERVICE

62 SPRINGFIELDS, COLESHILL, BIRMINGHAM, B46 3EG
GUIDE PRICE £299,950





This 3 Bedroom Family home in a extremely sort after Location in the heart of Coleshill and Warwickshire Council.

The Property is situated on a quiet road within walking distance from the Town, Offers 3 Bedrooms, Extended kitchen / Diner, Conservatory, Separate lounge, Garden with Driveway to the Front.

This house has huge potential to be the Perfect Family home in a Perfect Location.



Ground Floor

Porch

UPVC Double Glazed Windows, ,UPVC Entrance door.

Entrance Hall

Housing the Meter cupboard, radiator, stairs and doors to:



Lounge 4.34m (14'3") x 3.63m (11'11")
UPVC Double Glazed Window to front, fireplace with electric coal effect fire, two single radiators and various power points.



Kitchen/Dining Room 5.26m (17'3") x 4.34m (14'3")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with single drainer and mixer tap, extractor fan, plumbing for washing machine, space for a double cooker, cupboard with power and plumbing for washing machine, two Storage cupboards, uPVC sliding patio doors leading to the conservatory.



Conservatory
UPVC Double Glazed windows, double radiator, uPVC French double doors to garden.

First Floor

Landing
With Doors leading to

Bedroom 1 3.98m (13'1") x 3.75m (12'4")
UPVC double glazed window to front, Storage cupboard, radiator and various PowerPoints.



Bedroom 2 3.75m (12'4") x 3.07m (10'1") max
UPVC double glazed window to rear, cupboard with gas combination boiler, Storage cupboard, radiator and various power points.



Bedroom 3 2.47m (8'1") x 2.40m (7'10")
UPVC double Glazed window, Single radiator, storage cupboard and Various PowerPoints.

Shower Room

Fitted with three-piece suite comprising shower enclosure with fitted electric power shower, pedestal wash hand basin and low-level WC, UPVC Double Glazed window to rear, radiator.

Outside space

Block paved driveway for 2 cars.

To the rear, Block paved garden.

