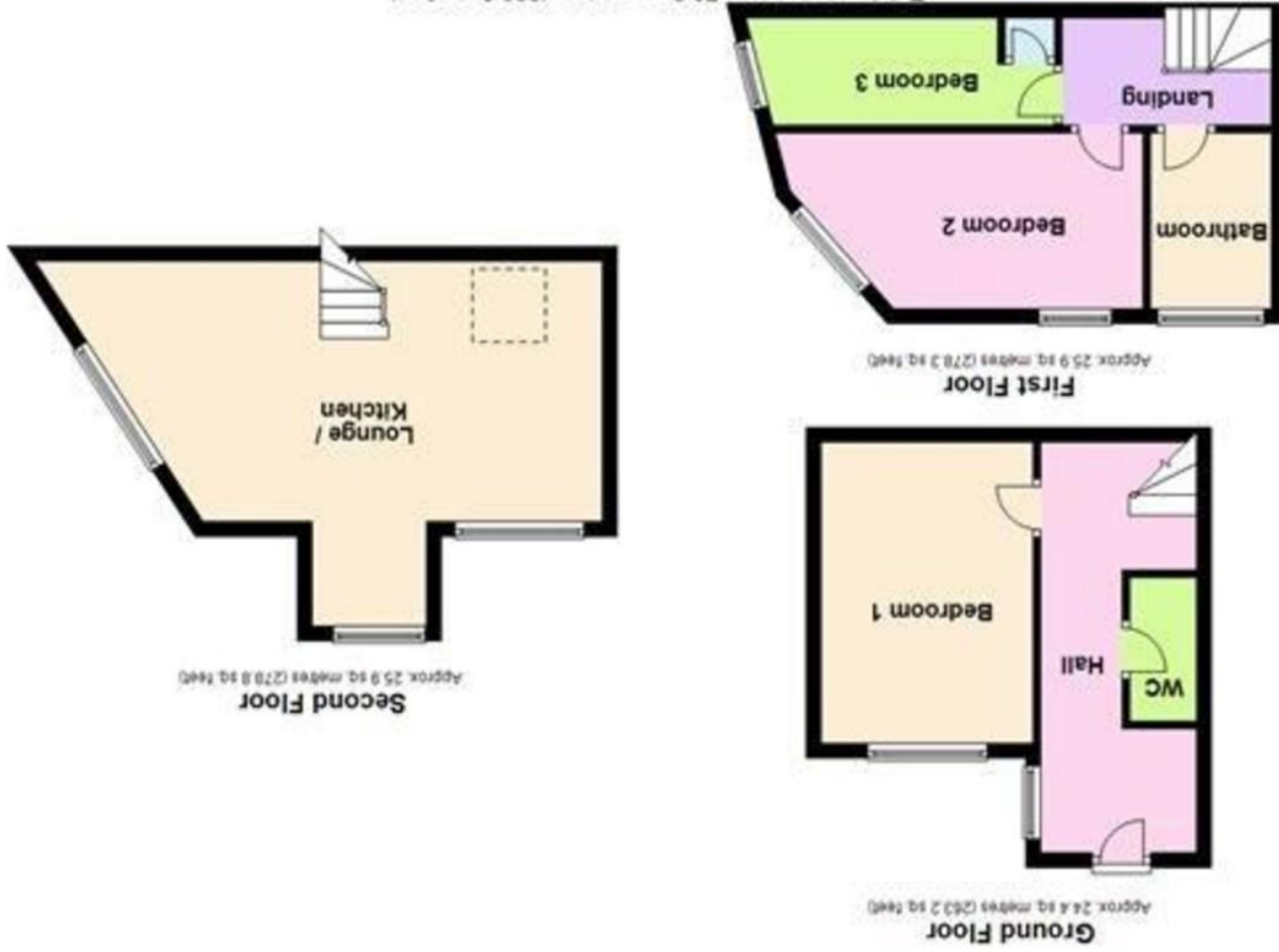


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 76.2 sq. metres (820.2 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Plansp.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	57 D

Castle Bromwich | 0121 241 1100



- HISTORIC FEATURES
- OPEN PLAN KITCHEN/LOUNGE
- THREE BEDROOMS
- DOUBLE BEDROOMS
- SET OVER THREE FLOORS
- GREAT VIEWS

Gleaners, Mill Bank, Coleshill Road,
 Furnace End, Birmingham, B46 2LG

£360,000



Property Description

Situated in a charming location surrounded by Green Spaces, Historical features, and picturesque Walking routes, this beautifully presented End of Terrace property is now available and Benefits from Double Garage.

This neutrally decorated home boasts a delightful blend of modern amenities and classic charm, making it ideal for both Families and Couples. The property features an Open-plan kitchen with modern appliances, granite effect countertops, and recently refurbished finishes, creating a stylish and functional space for culinary enthusiasts. The inviting reception room offers an Open-plan layout, a cosy fireplace, and elegant high ceilings, providing a perfect setting for relaxation and entertainment. The property includes three bedrooms, each with its own unique appeal. The Master bedroom features built-in wardrobes, while the Double bedroom enjoys an abundance of natural light. The Single bedroom also offers built-in wardrobes for added storage convenience.

Completing the accommodation is a newly refurbished bathroom with a heated towel rail, adding a touch of luxury to everyday routines. Additional highlights include high ceilings throughout, and a Beautiful view over your own land (size to be clarified with solicitor) that enhances the overall charm of this lovely home.

Accessed via gated walled boundary into front garden with pathway, leading up to block paved court yard and door to:-

HALL With LVT flooring, feature radiator, window to side with blind, door to WC, bowl sink and floating shelf, door to bedroom, understairs store and stairs to first floor.

BEDROOM ONE 13' 6" x 9' 7" (4.11m x 2.92m) With LVT flooring, built in wardrobe, feature radiator, window to front and blind.

FIRST FLOOR With doors to bedrooms two, three and bathroom and stairs to second floor.

BEDROOM TWO 16' 9" max 13' 5" min x 7' 11" (5.11m max 4.09m min x 2.41m) With window to front and side, both with glazed sliders for added sound reduction and radiator.

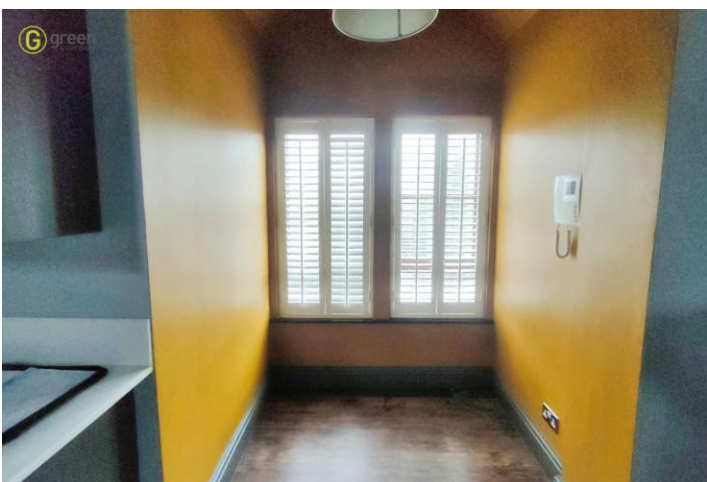
BEDROOM THREE 15' 7" x 5' 3" to wardrobes (4.75m x 1.6m) With built in wardrobes, window to side and separate airing cupboard and radiator.

BATHROOM Which is recently refurbished with spot lights, modern style wall and floor tiling, p-shaped bath, screen, mixer shower, WC, vanity shelf with sink, heated towel rail, mirror cabinet, window to front and blind.

SECOND FLOOR ACCESSING

OPEN PLAN LOUNGE AND KITCHEN 26' 8" max 20' 7" min x 15' 8" max 11' 9" min (8.13m max 6.27m min x 4.78m 3.58m min) With luxury vinyl wood effect flooring, modern refitted kitchen units with granite effect worktop with inset sink and drainer, original beams to high ceilings, gas hob, Bosch double oven and microwave, integrated fridge freezer, wine cooler, window to front with shutter, Velux window over stairs, lounge area with feature fire, marble hearth and oak mantle, radiator, window to front and side with shutter.

DOUBLE GARAGE In private road in block of three (unmeasured) (Please ensure that



prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is part of the land acquired with the property (to be checked for size with solicitor) and has a stream and shrubs and trees.

Council Tax Band Warwickshire County Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available for EE, Three, O2 and data available for Three
Broadband coverage - Broadband Type = Standard Highest available download speed 18Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Networks in your area - Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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