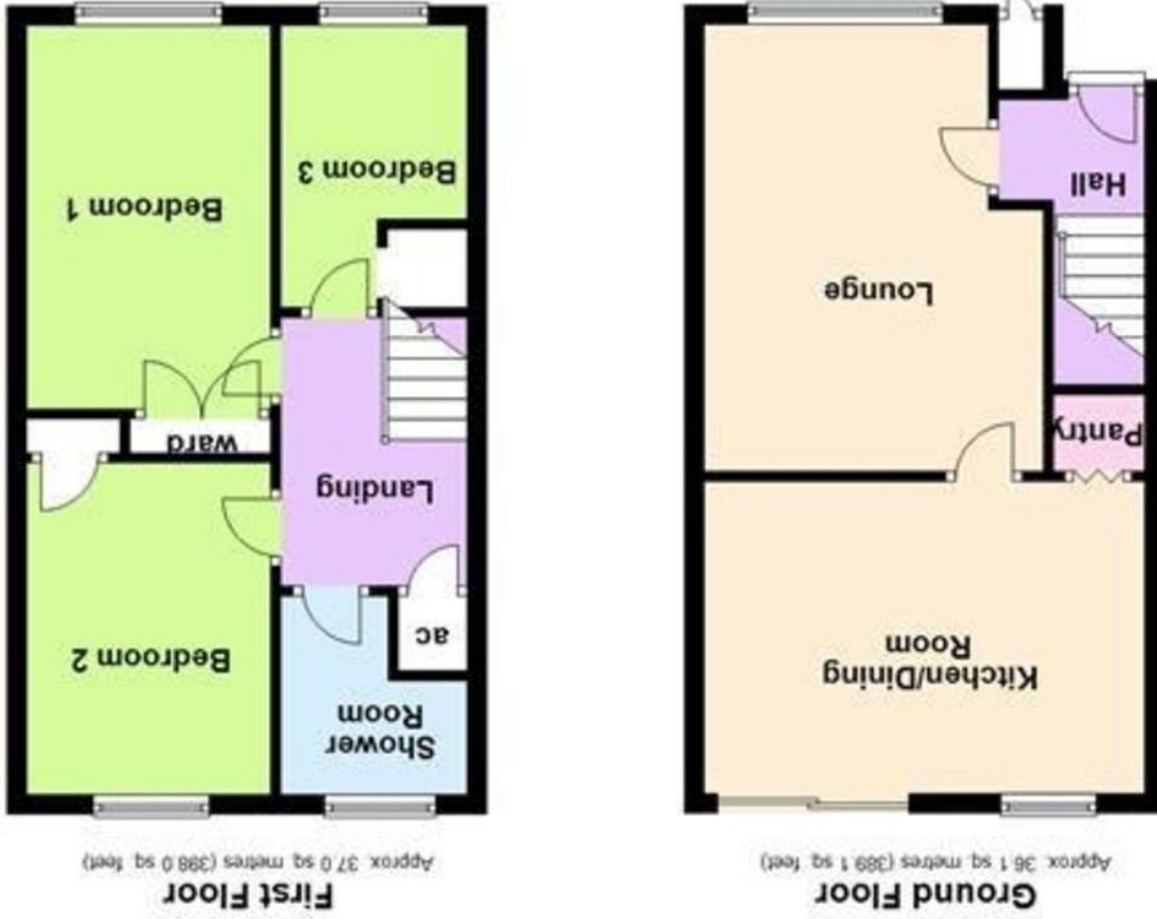


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 73.1 sq. metres (787.0 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanUp



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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- THREE BEDROOM TERRACED
- DESIRABLE LOCATIOM
- KITCHEN DINER
- REFITTED SHOWER ROOM
- SEPARATE GARAGE
- IN NEED OF COSMETIC MODERNISATION

Colemeadow Road, Coleshill, Birmingham, B46 1BL

Offers in excess of
 £21110,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Fabulous opportunity to acquire this three bedroom mid terraced home in need of some cosmetic modernisation. This home would make a perfect family home and is located within reach of Coleshill High street and in close proximity to shops, restaurants and public house. Coleshill is a very sought after area so don't miss out. The property comprises three bedrooms, shower room, private garden, kitchen diner, lounge and separate garage in a block behind the home. Call Green and company to arrange your viewing.

Driveway suitable for ample parking and utilities store to front of property.

HALLWAY With door to lounge and stairs to first floor.

LOUNGE 15' 4" x 12' max (4.67m x 3.66m) Bay window to front, blinds, stone effect feature fireplace, wall lights, door to:-

KITCHEN 15' 2" x 10' 8" (4.62m x 3.25m) Window to rear in kitchen area, patio door in dining area, vinyl flooring, integrated oven, hob, radiator and under stairs pantry.

FIRST FLOOR With doors to bedroom one, two, three, shower room and airing cupboard.

BEDROOM ONE 13' 2" x 8' 5" (4.01m x 2.57m) With window to front, radiator and built-in wardrobe.

BEDROOM TWO 11' 5" x 8' 5" (3.48m x 2.57m) With window to rear, radiator and built-in single wardrobe.

BEDROOM THREE 9' 8" max 6' 8" min x 6' 5" max (2.95m x 1.96m) Having window to front, blinds and over stairs storage.

SHOWER ROOM Benefits vinyl flooring, quadrant shower, laminate cladding, mixer shower, window to rear, back to wall toilet, vanity sink and radiator.

GARAGE In separate block behind property. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Comprises dwarf wall and pathway leading from patio area and has a selection of trees and shrubs.

Council Tax Band C - North Warwickshire

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2 and limited for EE, Three and Vodafone and data limited for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest

available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT) which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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