

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

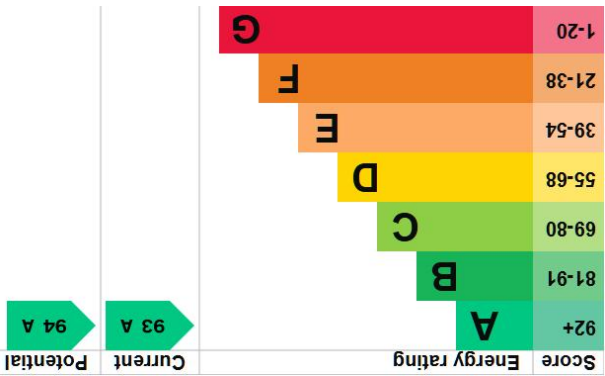


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Castle Bromwich | 0121 241 1100



- WOW FACTOR
- FOUR DOUBLE BEDROOMS
- OAK DOORS THROUGHOUT
- ENSUITE
- UTILITY
- KITCHEN FAMILY ROOM

Southfields Close, Coleshill, Birmingham, B46 3EQ

£400,000





## Property Description

WOW what a wonderful four bedroom spacious family home situated in a quiet cul de sac in the heart of Coleshill. This home is finished to a high standard giving that turnkey vibe. Amazing family living space with breakfast kitchen, reception room, downstairs WC, oak doors throughout, four double bedrooms with ensuite off bedroom one, driveway suitable for multiple vehicles. 0.1 mile from local shops and amenities. This is really one home you don't want to miss out on. Call Green and Company now to arrange your viewing.

Driveway for multiple vehicles and access to integral garage, storm porch and door to:-

HALLWAY Is amazingly welcoming with that crisp feel, oak doors downstairs into reception room, downstairs WC, utility, kitchen family, garage and oak staircase to first floor.

RECEPTION ROOM 12' 6" x 8' 6" (3.81m x 2.59m) Having oak door, window to front and radiator.

KITCHEN 11' 11" x 10' 3" (3.63m x 3.12m) PLUS FAMILY ROOM 15' 5" x 11' 10" (4.72m x 3.63m) Is a spacious room and benefits from laminate flooring, spotlighting, integrated oven, hob, extractor, integrated dishwasher, integrated fridge freezer, metro style wall tiling, window to rear with blinds, family area opens onto garden via french doors and radiator.

UTILITY 5' 0" x 5' 6" (1.52m x 1.68m) Also benefits laminate flooring, sink, boiler, larder cupboard, radiator and door to side.

WC With oak door, radiator, tiled floor, window to side and sink.

LANDING Is spacious and accessed via oak staircase with oak doors to bedrooms, airing cupboard and benefits from radiator.

BEDROOM ONE 9' 0" x 13' 1" (2.74m x 3.99m) Is situated to rear of home with window, blind, radiator and oak door to ensuite.

ENSUITE Having tiled floor, window to side, shower cubicle, electric shower, heated towel rail.

BEDROOM TWO 14' 1" x 10' 11" (4.29m x 3.33m) Benefits from window to front, blinds, radiator and oak door.

BEDROOM THREE 12' 6" x 8' 9" (3.81m x 2.67m) Benefits from window to rear, blinds, radiator and oak door.

BEDROOM FOUR 8' 9" x 11' 2" (2.67m x 3.4m) Is situated to front of home with window, blinds, radiator and oak door.

BATHROOM Accessed via oak door with tiled floor, tiled walls, spotlighting, bath with shower attachment, heated towel rail, window to side.

GARAGE 17' 3" x 8' 0" (5.26m x 2.44m) Is integral and accessed from the hall via oak door and has up and over garage door, lighting and electric points. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Benefits from patio area, lawn, side access to front of property and has fenced boundaries.

Council Tax Band D North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.  
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 event ual 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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WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100