

74 Coleshill Road, Birmingham, West Midlands, B37 7HW

4 Bed House - Detached

Offers Over £380,000

🔑 Receptions 2

🛏 Bedrooms 4

💧 Bathrooms 3



- NO ONWARD CHAIN
- MARSTON GREEN SCHOOL CATCHMENT
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- DOWNSTAIRS WC

- FAMILY GARDEN TO THE REAR
- EN-SUITE IN MASTER BEDROOM
- FOUR DOUBLE BEDROOMS
- PARKING FOR SEVERAL CARS
- CALL FERNDOWN ESTATES TODAY



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Ferndown Estates are pleased to offer for sale this DETACHED FAMILY HOME with NO UPWARD CHAIN. The property comprises of Four bedrooms, being extended, garage, off road parking, en-suite bathroom off the master bedroom, down stairs w/c, two reception rooms and an extended kitchen area. Marston Green is a highly desirable village and both infant and junior schools are highly sought after through achieving outstanding OFSTED reports. Marston Green Railway Station is only a few minutes walk giving access to both Birmingham City Centre, Birmingham International, the NEC and various stations onwards to London. The M42, M6 and M40 Motorways.

Approach



Porch



Having ceiling light point and tiled flooring, door leading into:

Hallway



Having two ceiling light points, gas central heating radiator, large under stairs cupboard with stairs rising to first floor, doors leading to:

Front Reception



Double glazed window over looking the front of the property, two ceiling light points and a gas central heating radiator.

Rear Reception



This spacious Lounge has french doors leading to the rear garden, two ceiling light points and a gas central heating radiator.

Guest WC



Obscure window over looking the front, ceiling light point and gas central heating radiator, low level WC and pedestal wash hand basin.

Kitchen



Double glazed windows over looking the rear and the side of the property, gas central heating radiator and ceiling light point, tiled flooring, kitchen is fitted with matching wall and base units with work surfaces, porcelain sink and drainer with mixer taps, four ring gas hob with extractor above, integrated double oven and grill, plumbing for a washing machine and dishwasher, space for other appliances.

Stairs & Landing



Having ceiling light point and gas central radiator, doors leading to:

Master Bedroom



Double glazed window over looking the front, ceiling light point and gas central heating radiator, loft hatch, door leading to:

Master En-Suite



Double glazed obscure window over looking the rear, two ceiling light points and a gas central heating radiator, low level WC and pedestal wash hand basin, fully tiled shower cubicle.

Bedroom Two



Double glazed window over looking the rear, ceiling light point and gas central heating radiator,

Bedroom Three



Double glazed window over looking the front, ceiling light point and gas central heating radiator.

Bedroom Four



Double glazed window to the rear, ceiling light point and gas central heating radiator.

Family Bathroom



Double glazed obscure window to the rear, ceiling light point and gas central heating radiator, Suite comprising: Paneled bath, separate shower cubicle, pedestal sink unit and low level WC.

Garden



NOT OVERLOOKED, This family rear garden has a large patio area with fencing as boundaries, range of shrubbery and laid to lawn, giving access to the garage.

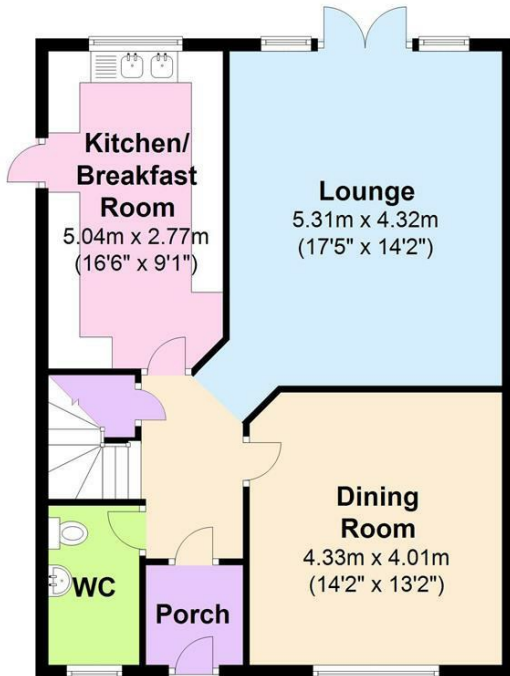
Garage

Double garage has power and lighting with an up and over door.

Coleshill road

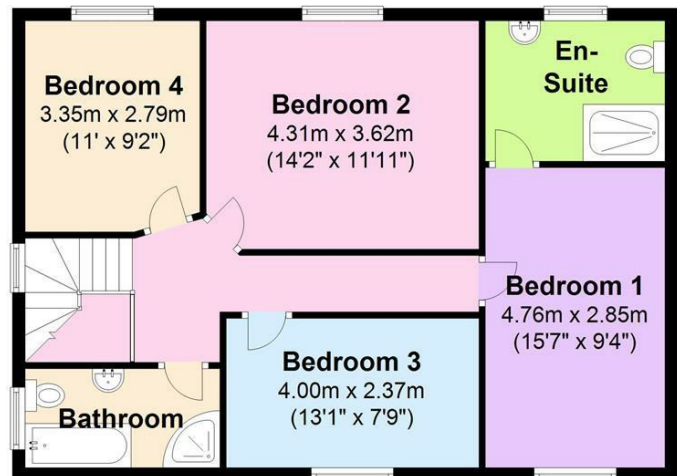
Ground Floor

Approx. 70.0 sq. metres (753.5 sq. feet)

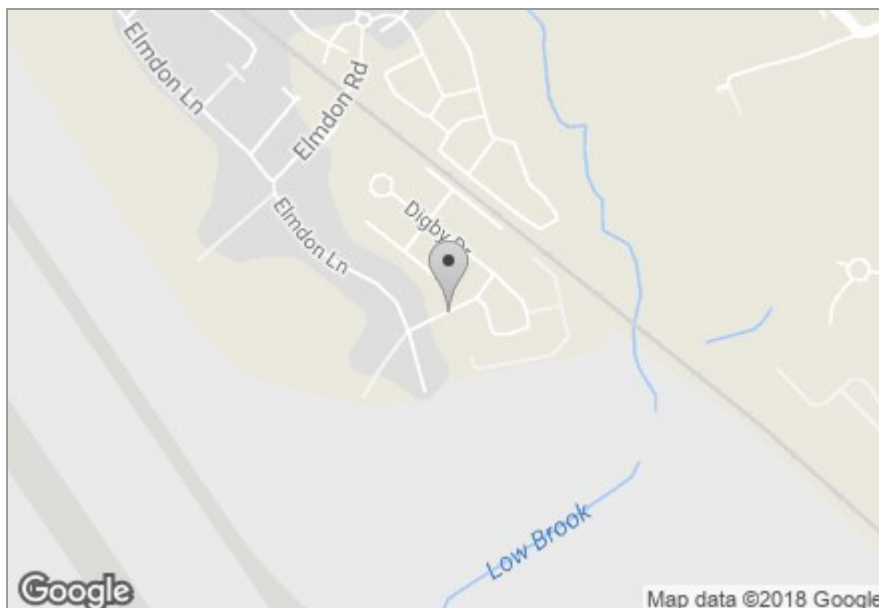


First Floor

Approx. 71.7 sq. metres (772.2 sq. feet)



Total area: approx. 141.7 sq. metres (1525.7 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		66	66
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	