



166 Coleshill Road, Birmingham, West Midlands, B37 7HP

4 Bed House - Detached

£1,500 PCM

🔑 Receptions 2

🛏 Bedrooms 4

🚿 Bathrooms 2



- ***WE DO NOT CHARGE APPLICATION FEES FOR TENANTS***
- SPACIOUS DETACHED FOUR / FIVE BEDROOM PROPERTY
- OFF ROAD PARKING FOR SEVERAL VEHICLES
- LARGE FAMILY GARDEN
- CALL NOW TO VIEW

- AVAILABLE FOR LONG TERM LET
- PRESENTED TO A VERY HIGH STANDARD THROUGHOUT
- CLOSE PROXIMITY TO BUSINESS PARKS, AIRPORT AND RAILWAY LINKS
- GARDENING SERVICES INCLUDED IN TENANCY
- COMPANY OR PRIVATE LET AVAILABLE



WE DO NOT CHARGE APPLICATION FEES TO TENANTS A VERY ATTRACTIVE EXTENDED FOUR/FIVE BEDROOM DETACHED PROPERTY WITH GENEROUS GARDENS AND OFF ROAD PARKING
EXTENDED LOUNGE
FAMILY KITCHEN
JACK AND JILL EN-SUITE
UTILITY AND GARAGE
MARSTON GREEN LOCATION
IDEAL FOR COMMUTING AS CLOSE TO BUSINESS PARKS, AIRPORT AND INTERNATIONAL RAILWAY STATION
GARDEN SERVICES INCLUDED
LONG TERM LET PREFERRED
AVAILABLE JANUARY 2020

Overview

A STUNNINGLY ATTRACTIVE AND EXTENDED FOUR BEDROOM PROPERTY IN VERY SCENIC SURROUNDINGS. A spacious FOUR bedroom property that FULFILLS ALL ASPECTS OF A GREAT FAMILY HOME!! Situated in a very well sought after area of Marston Green. The extensive well maintained rear gardens look out over OPEN FIELDS towards Coleshill and is conveniently located to major travel networks, local shops and of course the WELL RESPECTED INFANT AND JUNIOR SCHOOLS OF MARSTON GREEN. An extensive driveway which is block paved Herringbone design offers ample parking to the front. Once inside you will appreciate the HIGH STANDARD INTERIOR in the living space downstairs. Upstairs the MODERN EN-SUITE FACILITIES to the Master Bedroom and a further 3 good sized bedrooms offers comfort and space for a great family home.

Entrance Hallway



Solid light wood floor, spot lights in the ceiling, central heating radiator

Lounge Diner



Extended to the rear and overlooking the rear of the property through Upvc double glazed patio doors, central heating radiator, power points, TV point, light fittings to the ceiling

Dining Room



This room overlooks to the front of the property through a Upvc double glazed bay window, central heating radiator and power points

Spacious Family Kitchen



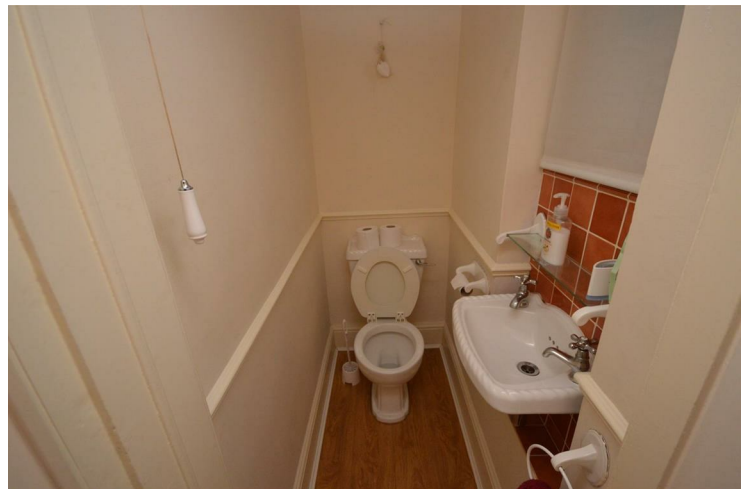
The Family Kitchen overlooks the rear of the property and is fitted with a modern range of Kitchen units with five burner gas hob and electric oven and dishwasher

Study



Study looks to the front and side of the property through double glazed Upvc windows, power points, central heating radiator, beaming to the ceiling, single central light fitting.

Downstairs Cloakroom



With low flush WC, wash basin, coving to the ceiling single central light fitting.

Landing

Upvc double glazed window, single central light fitting, with spotlights, useful storage cupboard.

Master Bedroom



Overlooking the front of the property through a Upvc double glazed bay window, central heating radiator, power points, very light bright room, single central light fitting door leading to the en-suite

Jack and Jill En Suite



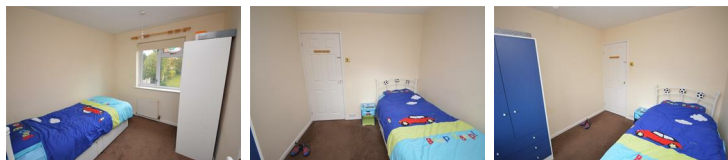
Tiling to the floor, small double glazed window very modern, built in bathroom units, built in porcelain sink mixer tap low flush wc built, in shower cubicle, floor to ceiling tiling around the shower cubicle heated towel rail, coving to the ceiling.

Bedroom Two



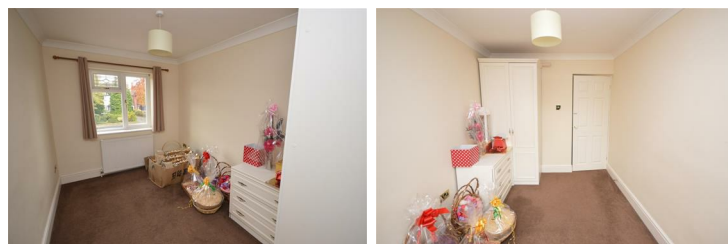
Overlooking the rear of the property with, central heating radiator , power points, single central light fitting and single wall light and doorway leading into the Jack and Jill En Suite Bathroom

Bedroom Three



Overlooking the front of the property, central heating radiator, power points, single central light fitting to the ceiling.

Bedroom Four



Overlooking the rear of the property, central heating radiator, power points, single central light fitting.

Family Bathroom



Upvc obscure double glazed window looks to the rear of the property, Jacuzzi bath low flush WC built in along with wash basin, shower cubicle with power shower, heated towel rail, down spotlights to the ceiling.

Well Established Rear Garden



Very large well maintained garden , paved patio to the front affording plenty of space for outdoor entertaining, A feature fish pond, which has raised brick built sides, a well maintained lawn also a covered central patio with pergola which is decked for sitting out and entertaining. Wonderful far reaching open views with rural and farmland outlook at the bottom of the garden

Garage, Storage and Utility room



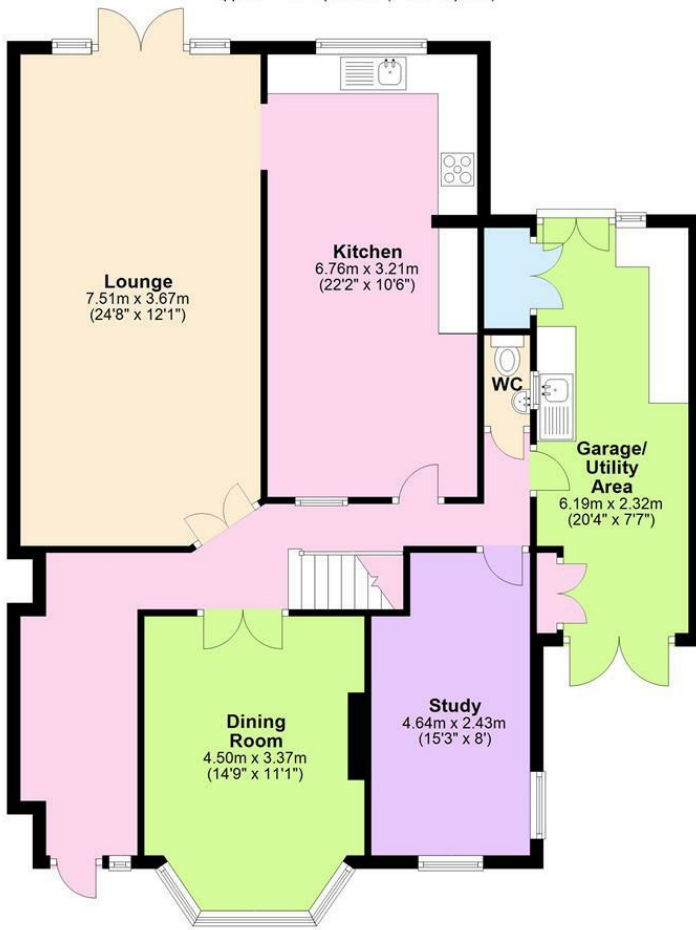
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Power points, tiling to the floor, primarily over looks to the rear of the property, plenty of base and wall units in medium oak along with glass fronted wall units plumbing for washing machine, moulded resin sink with mixer tap, heated towel rail, modern light fittings to the ceiling with down lights, patio doors leading to the rear of the property.

Coleshill Road

Ground Floor

Approx. 111.4 sq. metres (1198.6 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.2 sq. feet)



Total area: approx. 174.6 sq. metres (1879.8 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	