

166 Coleshill Heath Road, Birmingham, West Midlands, B37 7SN

3 Bed House - End Terrace

Offers In Excess Of £140,000

🔑 Receptions 1 🛏 Bedrooms 3 🚿 Bathrooms 1



- THREE BEDROOM END TERRACED PROPERTY
- SPACIOUS KITCHEN
- FAMILY BATHROOM
- COMMUNAL PARKING AT REAR
- LOCATED BY MAJOR TRANSPORT LINKS
- FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS AND INVESTORS
- GOODSIZE LOUNGE
- REAR GARDEN
- CLOSE PROXIMITY TO LOCAL SCHOOLS
- PROPERTY VIDEO TOUR AVAILABLE



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THREE BEDROOM END TERRACE in close proximity to BIRMINGHAM BUSINESS PARKS, SCHOOLS and MAJOR TRANSPORT LINKS (INCLUDING HS2 HUB). A spacious family home with communal parking to the rear and within easy reach of all local amenities. Would suit FTB's, Families and Investors looking for convenience or good rental potential.

Overview & Approach

Coleshill Heath Road is located within Marston Green which is a sought-after district of North Solihull due to the local schools which have high Ofsted Ratings and the nearby train stations, which offers regular train journeys into Birmingham City Centre (9 minutes) and Birmingham International Train Station, Airport and the extremely popular Resorts World (5 minutes).

This good sized end terraced property is located just off Chelmsley Road and within walking distance from the Birmingham Business Park. The property comes with Lounge, Breakfast Kitchen, Three Bedrooms, Family Bathroom, Rear Garden and communal parking to the rear.

The property is approached via a gravel pathway with grass lawn.

Enclosed Porch



Has laminate flooring and front door leading into:

Entrance Hallway



Has ceiling light point, stairs leading to the first floor, real wood flooring and leads onto the:

Lounge



Overlooking the front of the property, has ceiling light points, a feature fireplace, radiator point and laminate flooring.

Kitchen/ Diner



Overlooking the rear of the property, has ceiling light points, matching wall and base units with work surfaces, stainless steel sink and drainer unit. There is also plumbing for a washing machine and space for other appliances including free standing cooker. The Kitchen also has under stair storage which houses the metres, tiled flooring and sliding patio doors leading out into the rear garden.



Stairs & Landing



Has a ceiling light point, loft access, and a cupboard housing the boiler.

Bedroom One



Overlooking the front of the property, has ceiling light points and radiator point.

Bedroom Two



Overlooking the rear of the property, has ceiling light points and radiator point.

Bedroom Three



Overlooking the front of the property, has ceiling light points and radiator point.

Family Bathroom



Overlooking the rear of the property, has a ceiling light point, panelled bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail and vinyl flooring.

Rear Garden



Block paved patio area with artificial grass and fenced boundaries.

Additional Information

The property is a Non Standard construction (Byant Wallframe)

We are advised by the vendor that the property is freehold. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

Coleshill Heath Road

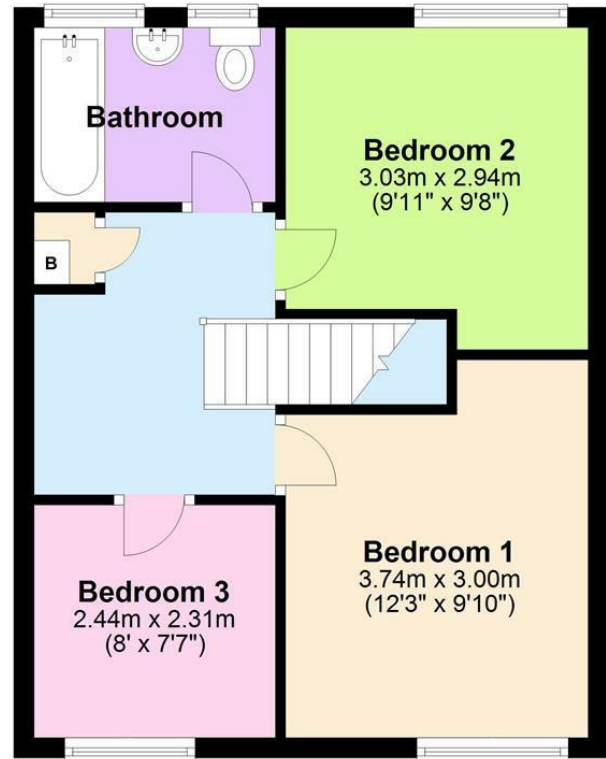
Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



Total area: approx. 77.8 sq. metres (836.9 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	
		76			73
	57			54	