



Offers Over £270,000

Temple Way, Coleshill, Birmingham, North Warwickshire, B46 1HN

** SEMI-DETACHED ** COLESHILL LOCATION ** GARAGE ** DRIVEWAY ** THREE BEDROOMS **

If you are looking to live in the COLESHILL area then this could be the one for you. This semi-detached property has the benefit of a single side garage (ideal for conversion or extension above - subject to relevant permissions) The property currently offers a driveway for one vehicle with a front garden to the side (could be removed and a further parking space created) entrance hallway, lounge/dining room, kitchen, side garage a private rear garden al to the ground floor. To the first floor there are THREE BEDROOMS (two doubles and a small single) and a family bathroom. Great location for amenities, schools, and main commuting routes. Energy Efficiency Rating:- Awaiting

Front Garden/Driveway

Paved driveway for one vehicle, garden laid mainly to lawn with a low wall retaining decorative flower bed to one front corner. Canopy providing shelter over the double glazed door into:-

Entrance Hallway

5'11" x 9'9" (1.52m'3.35m" x 2.74m'2.74m")
Stairs rising to the first floor landing area with storage below, radiator, wood effect flooring, and a coving finish to the ceiling. Doors to:-

Lounge

10'10" x 10'5" (3.05m'3.05m" x 3.05m'1.52m")

Double glazed bow window to the front, radiator, coving finish to the ceiling and a ceiling rose also to the ceiling. Open plan to the rear into:-

Dining Room

8'8" x 8'5" (2.44m'2.44m" x 2.44m'1.52m")
Radiator, coving finish to the ceiling, decorative ceiling rose, and a set of double

glazed French doors to the rear allowing access to/from the rear garden area.

Kitchen

12'2" x 8' (3.66m'0.61m" x 2.44m')

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Appliances built in consist of an electric oven with a gas hob over and extractor above, ladder style fridge freezer, and a washing machine. Partly tiled walls, tiling to the floor area, radiator, spotlights inset to the ceiling, and a double glazed window to the rear. Storage cupboard, and a door to the side allowing access to:-

Tandem Garage

17'2" x 7'6" (5.18m'0.61m" x 2.13m'1.83m")

Tandem side garage prime. for conversion or extending over (subject to relevant permissions) up and over door to the front leading to/from the driveway area. Electric supply, lighting, and a timber gate/door to the rear allowing straight through access to the rear garden area.

FIRST FLOOR

Landing

Storage cupboard over the stairs, loft access via the hatch area, and doors to:-

Bedroom One

10'9" x 9'6" (3.05m'2.74m" x 2.74m'1.83m")

Double glazed window to the rear, radiator, and coving finish to the ceiling.

Bedroom Two

9'1" x 8'9" (2.74m'0.30m" x 2.44m'2.74m")

Double glazed window to the front, radiator, and coving finish to the ceiling.

Bedroom Three

8' x 6'2" (2.44m' x 1.83m'0.61m")

Double glazed window to the front, radiator, and a coving finish to the ceiling.

Family Bathroom

6'1" x 5'6" (1.83m'0.30m" x 1.52m'1.83m")

Suite comprised of a panelled bath with a boiler fed shower over and shower screen to the side. Low flush WC, and a pedestal wash hand basin. Radiator, tiling to the



walls, tiling to the floor area, and a double glazed window to the rear.

OUTSIDE

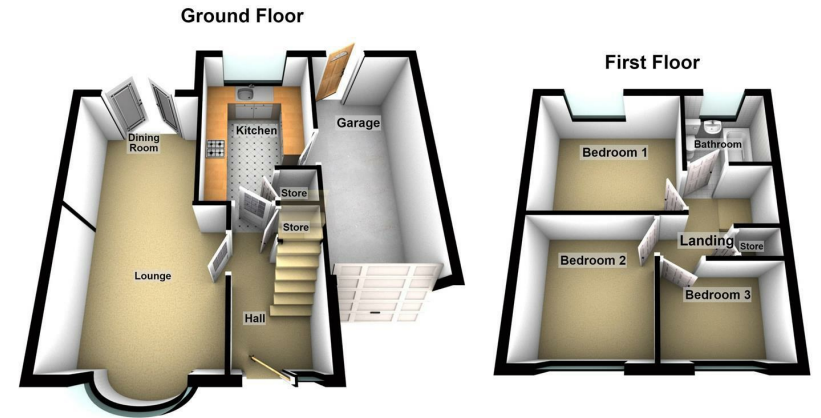
Rear Garden

Paved patio area leading to a garden laid mainly to lawn with a flower bed to one side. Decorative rockery area to one rear corner, outside tap, and a brick built barbecue stand.

Ofcom Broadband

Ofcom Mobile

Flood Risk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(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	(82 plus) A		
(61-81)	B		
(40-60)	C		
(20-39)	D		
(1-19)	E		
(1-19)	F		
(1-19)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	