

Horton & Storey



Kendal Avenue, Coleshill, Birmingham,

Offers In Region Of **£325,000**

Property Features

- NO CHAIN
- FOUR DOUBLE BEDROOMS
- LOFT ROOM
- FITTED KITCHEN
- MASTER BEDROOM WITH ENSUITE
- GUEST WC
- CONSERVATORY
- LOUNGE/DINER

Full Description

LOCAL AREA The property is situated in a much sought after part of Coleshill close to the High Street. It is in close proximity to all local amenities and having easy access to the M6, M6 Toll and M42 Motorways, Coleshill Parkway Train Station, Birmingham International Train Station and Birmingham International Airport.

APPROACH Via a block paved driveway for two cars leading to the porch.

GROUND FLOOR

ENTRANCE HALL A welcoming entrance hall with doors leading to ground floor rooms and a central heating radiator.

WC Comprising of a low level wc, sink with vanity unit underneath and light point.

LOUNGE/DINER 9' 6" x 27' 6" (2.9m x 8.4m)

This large lounge and dining room is accessed via a set of double doors. It benefits from having a double glazed bay window to the front elevation, three central heating radiators and double doors leading to the conservatory.

CONSERVATORY 9' 10" x 11' 1" (3.0m x 3.4m) double doors leading to the rear garden, central heating radiator and a wall mounted air conditioning unit.



FITTED KITCHEN 8' 10" x 14' 1" (2.7m x 4.3m)

Comprising of a range of high gloss wall and floor base units with a granite work surface over incorporating an inset stainless steel sink with mixer tap and a gas hob with extractor over. There is a integrated oven and microwave, an integrated washing machine, integrated dishwasher and space for an 'American Style Fridge Freezer'. There is a double glazed window to the rear elevation, a door leading to the family room and a door leading to the rear garden.



FAMILY ROOM/RECEPTION ROOM TWO 6' 9" x 14' 1" (2.07m x 4.3m) Having a double glazed window to the front elevation and a central heating radiator.

FIRST FLOOR

LANDING A double glazed window to the side elevation, doors to first floor rooms and stairs leading to the second floor loft room.



MASTER BEDROOM 9' 8" x 14' 11" (2.97m x 4.57m) A large master bedroom with a double glazed bay window to the front elevation, central heating radiator and a door leading to the en-suite shower room.

ENSUITE A fully tiled en-suite with the suite comprising of a sower cubicle, sink and a low level wc. There is an obscure double glazed window to the front elevation and a heated towel rail.



BEDROOM TWO 9' 6" x 12' 1" (2.9m x 3.7m) A double bedroom with a double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE 7' 2" x 8' 10" (2.2m x 2.7m) A good sized bedroom with a double glazed window to the front elevation and a central heating radiator.



BEDROOM FOUR 6' 10" x 12' 1" (2.1m x 3.7m) Another generous sized bedroom with a double glazed window to the rear elevation and a central heating radiator.

FAMILY BATHROOM A fully tiled family bathroom with the suite comprising of a panelled bath, wash hand basin set in a vanity unit with complimentary mirror and lighting over and a low level WC. Central heating radiator and an obscure double glazed window to the rear elevation.

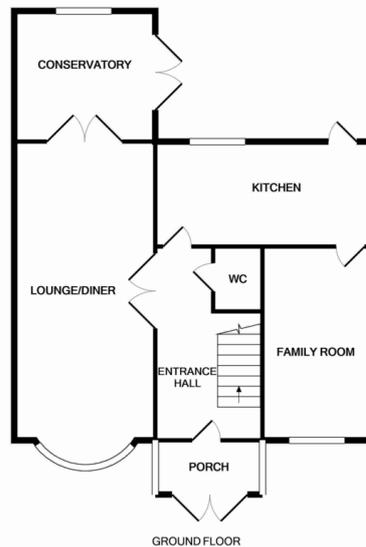


SECOND FLOOR

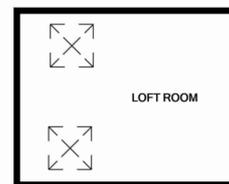
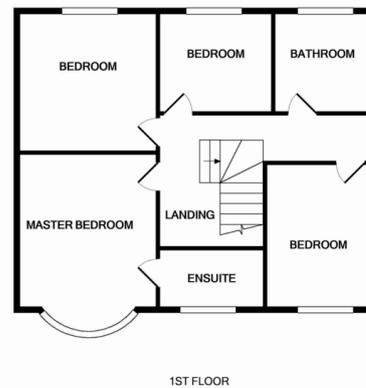
LOFT ROOM 11' 5" x 17' 0" (3.5m x 5.2m) A large room with two velux windows, one to the front and one to the rear letting in lots of natural light and storage into the eaves.

OUTSIDE

REAR GARDEN A private rear garden with a large decking area leading to steps to the raised lawn with fencing to boundaries.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2ND FLOOR

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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