

# FOR SALE

## £249,950



### 13 COVENTRY ROAD COLESHILL WARWICKSHIRE

- \* Fully refurbished
- \* High Street Location
- \* 3 bedrooms
- \* 2 reception rooms
- \* Fitted kitchen/utility
- \* No chain



## **LOCATION**

The property is located on the east side of Coventry Road between Wingfield Road to the south and Maxstoke Lane to the north. It is conveniently located for all local amenities and is situated approximately 5 miles from Birmingham International Station and is approximately 2 miles from junction 4A of the M6 motorway.

## **DESCRIPTION**

The terraced house is of brick and tile construction and dates from the late 1700's / early 1800's. The property has recently undergone a total refurbishment including, rewiring, a new central heating system, retiling of the roof, damp proofing, new kitchen and bathrooms.

The property briefly comprises:

### **Ground floor:**

Entrance hallway, two reception rooms and fitted kitchen with utility area

**First floor:** Three bedrooms, with one en-suite and one family bathroom.

The property is double glazed and centrally heated throughout.

In more detail:

## **GROUND FLOOR**

### **Entrance Hallway**

6 panel hardwood front door painted black leading into the hallway with ceramic tiled flooring, carpeted staircase, 3 ceiling light points, radiator, useful understairs storage cupboard and doors leading off to:

### **Reception Room 1 (Front)**

**4.83m (max) x 3.7m (max)**

With bay window to front, radiator, two ceiling light points and 3 double sockets. The room is carpeted.





**Reception Room 2**  
(Front)

**4.83m (max) x 4.47m (max)**

With bay window to front, ceramic tiled flooring, Adams style fire surround and inset electric fire, 2 ceiling light points, tv point and 4 double sockets.



**Kitchen**  
(Rear)

**3.07m (max) x 2.76m (max)**

Fitted with the "Rockford" range of base, wall and drawer units with black granite effect worktop, resin cast single bowl sink with mixer tap. Ceramic tiled flooring, radiator, ample electric points and one ceiling light point. Appliances to include fridge, freezer, electric cooker, washer/dryer, microwave, kettle and toaster.



## **FIRST FLOOR**

**The first floor is fully carpeted.**

### **Master Bedroom (Front)**

**4.5m (max) x 4.18m (max)**

Having double glazed window to front elevation, central heating radiator, ceiling light point, 3 double sockets and loft hatch.



### **En-Suite**

Comprising white Saniflow w.c, wash hand basin, electric shower, heated towel rail, tiling to splash prone areas and shaver point.

### **Bedroom Two (Front)**

**4.38m (max) x 4.275m (max)**

Having a double glazed window to the front elevation, central heating radiator, ceiling light point and two double sockets. There is a single step leading down to a small dressing area (1.77m x 1.12m) with double glazed window to the front and ceiling light point.

### **Bedroom Three (Rear)**

**2.75m (max) x 2.535m (max)**

Having double glazed window to the rear elevation, central heating radiator, ceiling light point, two double sockets and one single.

### **Family Bathroom (Rear)**

**2.535m (max) x 1.70m (max)**

A modern family bathroom having two double glazed windows to the rear elevation. Fitted with a white suite, the bathroom consists of a low flush w.c., wash hand basin, bath with electric shower over, heated towel rail and two ceiling light points.



## **EXTERNAL**

There is an area to the rear of the property that could be utilised as an external seating area. The rear garden is currently unfinished and will require turfing or slabbing.

The property is freehold.

## **PRICE**

Offers are invited in the sum of £249,950.

## **VIEWING**

By appointment with the sole Agents:

Contact:	Nick Barlow / Gail Hinckes
Telephone:	01676 522552
Facsimile:	01676 523399
E-mail:	<a href="mailto:nick@packingtonestate.co.uk">nick@packingtonestate.co.uk</a>

## **IMPORTANT NOTICE**

Barlow Associates for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Purchasers.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Purchasers should satisfy themselves as to the condition and details generally.
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- viii) In this instance we have had to rely on information provided on purchase from or through Defence Estates and should be checked by prospective purchasers.

# Energy Performance Certificate





13, Coventry Road  
Coleshill  
BIRMINGHAM  
B46 3BB

Dwelling type:  
Date of assessment:  
Date of certificate:  
Reference number:  
Type of assessment:  
Total floor area:

Mid-terrace house  
11 April 2011  
11 April 2011  
8909-6724-8440-6569-2992  
RdSAP, existing dwelling  
110 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C		74	74	(69-80) C	74	74	
(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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 		<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	169 kWh/m <sup>2</sup> per year	169 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.1 tonnes per year	3.1 tonnes per year
Lighting	£60 per year	£60 per year
Heating	£525 per year	£525 per year
Hot water	£121 per year	£121 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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