



Wilkinson Way, Coleshill
B46 2BJ
£335,000

Nestled in the charming village of Shustoke, Coleshill, this delightful end town house on Wilkinson Way presents an ideal opportunity for families seeking a comfortable and inviting home. Spanning approximately 850 square feet, the property boasts three bedrooms, providing ample space for family living.

Constructed in 1996, this residence combines modern convenience with a warm, homely atmosphere. The heart of the home is undoubtedly the conservatory, which invites an abundance of natural light and offers a perfect setting for relaxation or entertaining guests. The easy-to-maintain gardens surrounding the property enhance its appeal, allowing for outdoor enjoyment without the burden of extensive upkeep.

Additionally, the property features a side garage, providing valuable storage space or potential for a workshop, catering to the practical needs of modern family life.

With its tranquil village location, this home is not only a sanctuary for family living but also a gateway to the picturesque surroundings of Shustoke. This property is a must-see for those looking to settle in a welcoming community while enjoying the comforts of a well-designed family home.



Hall

Having Upvc entrance door, ceramic tiled floor and doors off which leads:

Guest WC

Having a white suite comprising of a wash hand basin set in a vanity units and close coupled WC. Upvc panelling, ceramic tiled floor and centrally heated towel rail.

Living Room

17'1" x 9'7" (5.21m x 2.92m)

Having a feature fireplace with inset living flame effect electric fire, power points, central heating radiator, Upvc double glazed bow window and staircase to the first floor landing.

Kitchen/Breakfast Room

10'1" x 13'3" (3.07m x 4.04m)

Having a stainless steel single drainer sink unit set in a rolled top worksurface with fitted units below, space and plumbing for domestic appliance. Adjacent matching worksurfaces with flush fitted four ring gas hob, extractor hood above and built in oven/grill. Fitted units above and below. tiled splash back to all work surfaces, ceramic tiled floor, power points, central heating radiator, Upvc double glazed flush window and Upvc double glazed door to:

Conservatory

9'1" x 10'8" (2.78m x 3.26m)

Having ceramic tiled floor, power points, Upvc double glazed flush windows and Upvc double glazed French doors to the rear garden block paved patio.

Landing

Stairs to the gallery style landing, having loft access and doors off which lead:

Bedroom 1

10'1" x 13'3" (3.07m x 4.04m)

Having built in wardrobes (one housing the central heating boiler) central heating radiator, power points and Upvc double glazed flush window overlooking the rear garden.

Bedroom 2

11'3" x 6'3" (3.43m x 1.91m)

Having central heating radiator, power points and Upvc double glazed flush window.

Bedroom 3

8'0" x 6'3" (2.44m x 1.91m)

Having central heating radiator, power points and Upvc double glazed flush window.

Shower Room

Being Upvc clad and having a white suite comprising of shower cubicle with fitted shower, wash hand basin set in a vanity unit and close coupled WC. Ceramic tiled floor, extractor fan, centrally heated towel rail and Upvc double glazed frosted flush window.

Outside

The property has the benefit of easy to maintain gardens to the front and rear, the front having a tarmacadam driveway to the garage and artificial side lawn. The rear briefly comprises of a block paved patio, artificial lawn, shrub borders, boundary fencing and trades entrance.

Garage

17'1" x 8'4" (5.20m x 2.53m)

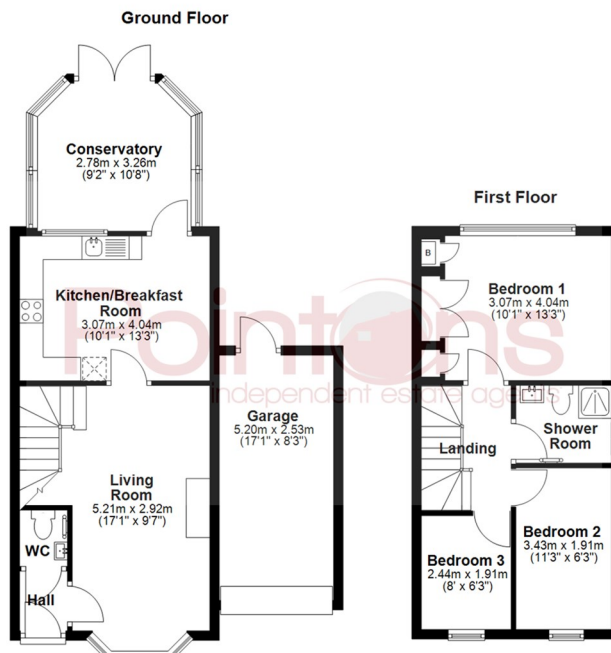
Having up and over door, power points and Upvc double glazed door to the rear garden patio.

Tenure

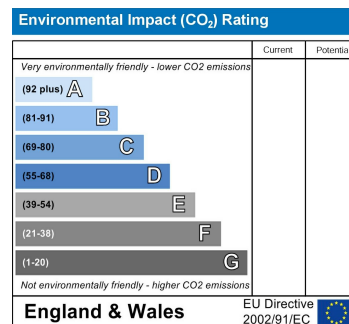
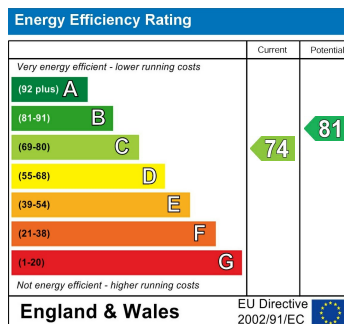
We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is D payable to NWBC, EPC rating C

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

