FOR SALE

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Coleraine Road

Great Barr, Birmingham, B42 1LW

Midland Residential is pleased to bring to market this three bed semi-detached property situated in a sought-after location of Great Barr. Conveniently located close to a range of local amenities, supermarkets and schools, with transport links to the M6 motorway. The property briefly comprises: an enclosed porch, a welcoming entrance hallway, through-lounge, down stairs guest WC, extended kitchen and a separate lean-to area providing extra storage. To the first floor there are three bedrooms and a family bathroom. Externally, the property benefits from driveway providing off road parking and a generous sized garden with a mature lawn, plants and shrubs with a shed providing additional storage space. Further benefits include central heating and double glazed where specified. This property is ideal for first-time buyers, families and investors alike. Viewings are strictly by appointment only.

Offers In The Region Of £249,950

86 Coleraine Road

Great Barr, Birmingham, B42 1LW

3 1 1 D

- Semi-Detached
- Downstairs WC
- Central Heating
- Council Tax C
- Three Bedrooms
- Extended Kitchen
- Double Glazed (where specified)
- Through-Lounge
- Lean-To
- EPC Rating D

Approach
Being accessed via a block-paved driveway with side gated access leading to the rear, enclosed porch providing access to the front entrance

Porch
2'9" (furthest point) x 5'8" (widest point) (0.852 (furthest point) x 1.747 (widest point))
Having a tiled flooring, single-glazed obscure window, recessed ceiling spot light

Entrance Hallway
Having a fitted carpet, central heating radiator, UPVC double-glazed obscure window to the side elevation, smoke detector, smoke alarm, under stair storage with gas and electric meter and consumer fuse board, ceiling light point, doors leading thereof

Reception Room
23'5" (into bay) x 9'5" (widest point) (7.162 (into bay) x 2.892 (widest point))
Having a fitted carpet, two central heating radiators, gas fire (not tested by agent), three-sided UPVC double-glazed window to the fore, two-sided UPVC double-glazed window to the rear, ceiling light point

WC
5'11" x 2'8" (1.817 x 0.822)
Having a tiled flooring, close coupled WC, wash hand basin with hot and cold taps over, single-glazed obscure glass window to the side evaluation, ceiling light point

Kitchen
13'11" (furthest point) x 5'8" (widest point) (4.252 (furthest point) x 1.737 (widest point))
Having a tiled flooring, central heating radiator, a selection of wall and base units with matching door fronts, work surface, integrated gas hob and oven, stainless steel inset sink with mixer tap over and splash back wall tiles, UPVC panelled door with obscure glass leading to the lean-to, UPVC double-glazed window to the rear, ceiling light point.

Stairs and Landing
Having a fitted carpet, wooden banister and supportive handrail, UPVC double-glazed obscure window to the side elevation, vaillant thermostat, smoke detector, fire alarm, loft hatch access point, ceiling light point, doors leading thereof

Bedroom 1
12'1" x 9'9" (3.687 x 2.978)
Having a fitted carpet, central heating radiator, three-sided UPVC double-glazed window to the fore, ceiling light point

Bedroom 2
12'1" x 9'4" (3.705 x 2.864)
Having a fitted carpet, central heating radiator, built-in wardrobe, two-sided UPVC double-glazed window to the rear, ceiling light point

Bedroom 3
6'3" x 5'8" (1.908 x 1.743)
Having laminate flooring, central heating radiator, UPVC double-glazed window to the fore, ceiling light point

Bathroom
7'10" (furthest point) x 5'8" (widest point) (2.410 (furthest point) x 1.741 (widest point))
Having vinyl flooring, an enclosed shower cubicle with shower attachments and splash back wall tiles with an obscure shower screen, wash hand basin with hot and cold tap over with splash back wall tiles and pedestal below, close coupled WC, Vaillant boiler, stainless steel towel rail, UPVC double-glazed obscure window to the rear, ceiling light point

Lean-To
23'3" x 3'3" (7.094 x 0.998)
Having a concrete flooring, wooden door leading to the fore, wooden door leading to the rear, ceiling light point

Garden
Having a slabbed patio with steps leading down to a paved pathway, providing access to a generous lawned garden bordered by a variety of mature shrubs, established hedging and greenery, with a shed situated at the rear

Material Information
Ask Agent







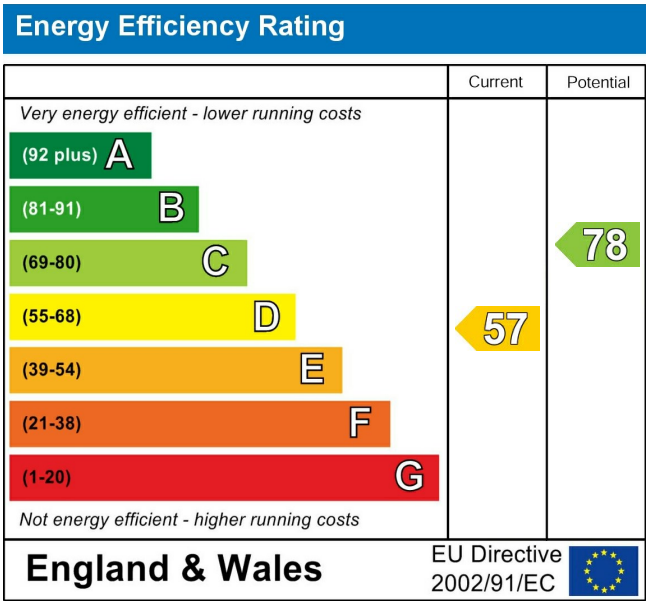


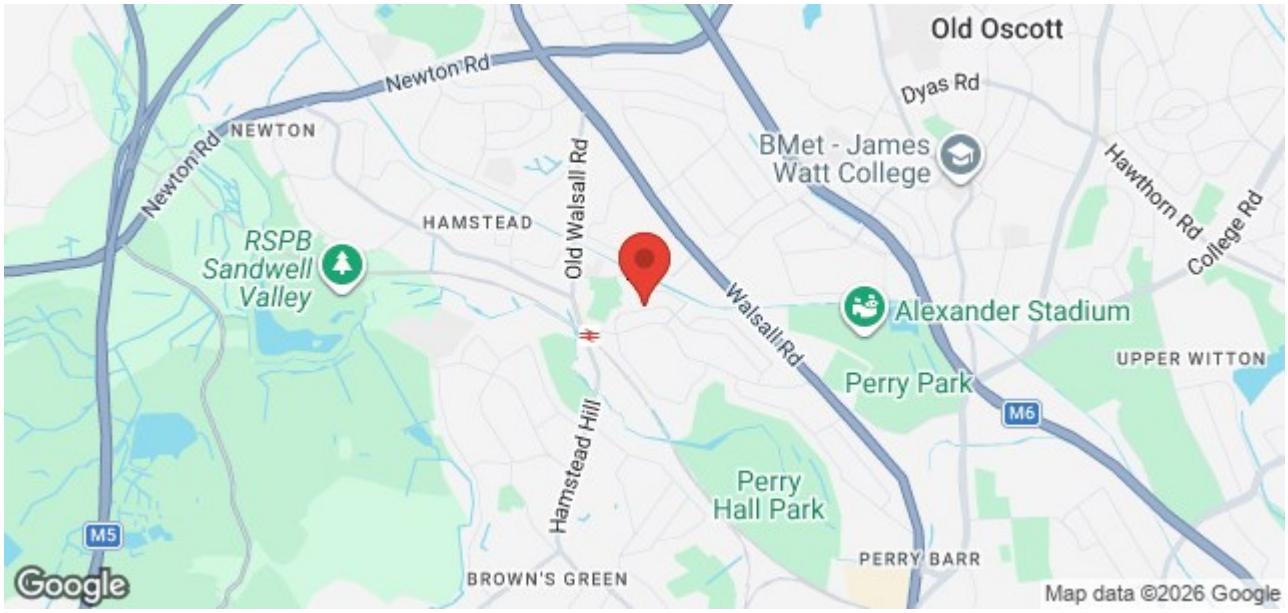












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