

First CHOICE



PROPERTY CENTRE

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17 Arden Croft, Coleshill

- * Semi Detached Family Home *
- * Three Bedrooms * Lounge
- * Separate Dining Room * Double Glazing
- * Recently Fitted Kitchen * Fitted Bathroom
- * Garage * Off Road Parking For Several Vehicles
- * Rear Garden * Freehold
- * Internal Viewing Recommended *

PURCHASE PRICE £189,950

We are delighted to offer this well presented semi-detached family home situated in a popular part of Coleshill. Being close to all local amenities including local Primary School and links to M6, M6 Toll and M42 motorways making this property ideal for the commuter. The property briefly comprises of porch, hallway, lounge, separate dining room, recently fitted kitchen, three bedrooms, family bathroom, front and rear gardens, garage, off road parking for several vehicles, and benefits from double glazing and central heating. We have been advised that the property is freehold, interested parties should seek clarification from a solicitor. Internal viewing of this property comes highly recommended.

Entrance to the property is via a UPVC double glazed door with windows to side leading into an enclosed porch area having ceramic tiling to floor. Doors to storage cupboard and meter cupboard. A further door with windows to side gives access into the:

Hallway having laminate wood effect flooring. Double central heating radiator. Door to under stairs storage with shelving. Half glazed timber doors off to :

Breakfast Kitchen 11' 3" x 7' 10"

Recently fitted to a very high standard comprising of Maple effect single and double wall and floor mounted storage cupboards with roll top work surfaces over and complimentary tiling to the splash areas with concealed lighting. Corner display shelving. Three drawer unit. Glazed wall mounted storage cupboards. Stainless steel sink unit and drainer with mixer tap over. Built in Indesit electric oven and hob having an extractor hood over. Space and fittings for washing machine. Space for fridge/freezer. Breakfast bar to one wall. Laminate wood effect flooring with floor lights. UPVC double glazed window over looking the front.



Lounge 14' 3" x 14' 7"

Entrance via a half glazed door with an Adam style fire place with marble effect back and base housing an open coal effect gas fire. Telephone point. T.V. aerial lead. Coving to ceiling with light and fan. UPVC double glazed twin opening doors with windows to side giving access to the rear garden. Laminate wood effect flooring. Double central heating radiator. Sliding half glazed doors leads into the:



Dining Room 7' 10" x 12' 5"

Two wall mounted lights. Central heating radiator. Twin opening double glazed doors leads to the rear garden. Space for table and chairs.

Spindle staircase with wooden banister leading to first floor landing. UPVC double glazed window over looking the side elevation. Wall mounted light. Access to loft area. Doors off to:

Bedroom One 15' 5" x 8' 9" (widest points)

Fitted with bedroom furniture comprising of double opening wardrobes with blanket box over. Laminate wood effect flooring. Central heating radiator. UPVC double glazed window over looking the rear garden.

Bedroom Two 10' 7" x 7' 8"

Laminate wood effect flooring. Coving to ceiling. Central heating radiator. UPVC double glazed window over looking the fore.

Bedroom Three 11' 5" x 5' 1"

UPVC double glazed window over looking the rear garden. Central heating radiator. Coving to ceiling.

Bathroom

Fitted with a coloured suite comprising of a panelled bath with a Gainsboro electric shower over. Pedestal wash hand basin. Low flush w.c. Full height tiling to three walls. Central heating radiator. Spot lights and coving to ceiling. Door to airing cupboard with shelving. Obscure UPVC double glazed window over looking the front of the property.

Garage 15' 1" x 7' 10"

Brick construction with an up and over door. Door giving access to the side passage.

Outside:

Front: Block paved driveway offering off road parking for several vehicles. Outdoor lighting. Gated access leading to the rear garden.

Rear: Mainly laid to lawn with timber fencing to sides. Block paved area with wall mounted outdoor light. Gated access to the front of the property.

Tenure: Freehold

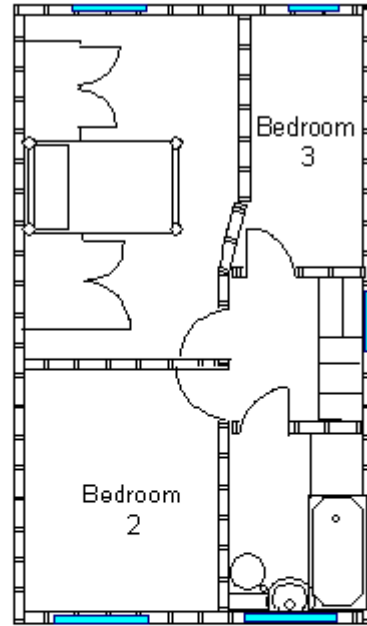
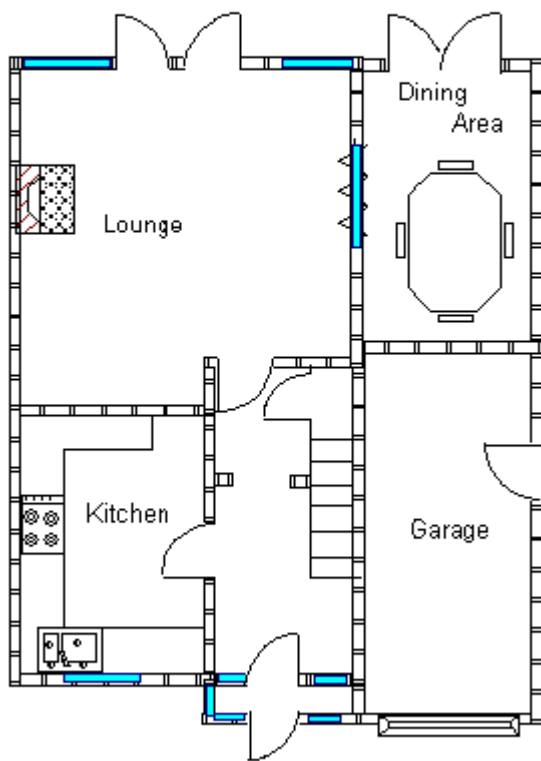
Council Tax: Band C

Viewing: Strictly by appointment only via the agents 0121-730 3111

Mortgage Facilities:

To obtain mortgage advice on this, or any other property, simply talk to one of our mortgage advisors, who will be happy to assist in obtaining the right mortgage for you. All loans are subject to status and valuation.

Your home may be repossessed if you do not keep up repayments on your mortgage.



For illustration purposes only.

DISCLAIMER NOTICES

THE PROPERTY MISDESCRIPTIONS ACT 1991

"The agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, connected, fit for their purpose or within ownership of the sellers. Therefore the buyer must assume the information given is incorrect. The agent has not checked the legal documentation to verify legal status of the property or the validity of the guarantee. A buyer must assume the information is incorrect, until his or her own solicitor has verified it.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense.

Nothing concerning the type of construction of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts."

MISREPRESENTATION ACT 1967

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