

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

Castle Bromwich | 0121 241 1100



- AMAZING KERB APPEAL
- FOUR BEDROOM DETACHED HOME
- OAK DOOR THROUGHOUT
- LUXURIOUS FEEL
- REFITTED MODERN KITCHEN
- LANDSCAPED GARDEN

Brendan Close, Coleshill, Birmingham, B46 3EF

£500,000



## Property Description

WOW what can I say!! This four bedroom detached home situated in the quiet cul de sac in the ever so popular Coleshill is an absolute dream of a home. The feel of luxury from the moment you pull up with amazing kerb appeal really attracts you to take a look inside. As soon as you walk in you are greeted with oak doors, wonderful herringbone effect flooring, generous lounge with slate wall, dining onto garden, modern kitchen and utility, downstairs wc. First floor offers four bedrooms, master with en suite, family bathroom all with oak doors, fabulous landscaped rear garden finish this fantastic home. If you want a desirable location with a luxurious home then don't delay call Green and Company to arrange your viewing.

Approaching the property via amazing block paved driveway leading to double door garage, EV pod point type 2 charger and door into:-

**HALL** With wonderful herringbone laminate flooring, radiator, under stairs pull out storage, glass and oak bannister and oak doors to lounge, kitchen and wc.

**LOUNGE** Wow wall with slate tiling, electric feature fire, two windows to front with blinds, radiator, oak and glass French doors to :-

**DINING ROOM** Having French doors to garden, radiator and oak door to :-

**KITCHEN** Which has been refitted with a modern vibe with gloss white units, wood effect contrasting worktop, laminate flooring, metro style tiling, five ring gas hob, integrated dishwasher, integrated microwave, two windows to rear with blinds, inset bowl, coffee station, opening to utility room with plumbing for washing machine, laminate flooring, worktop and door to garden.

**WC** Is a funky room with polished flooring, radiator, wc, vanity unit with mosaic tiled splash backs,

**FIRST FLOOR** Accessed via glass and oak staircase with oak doors to all bedrooms, bathroom and airing cupboard.

**BEDROOM ONE** A spacious room with fitted wardrobe, three windows to front, blinds, airing cupboard, radiator and oak door to :-

**EN SUITE** With vinyl flooring, shower cubicle with mixer shower and mosaic tiling, wc, vanity unit and sink, window to front with blinds, radiator.

**BEDROOM TWO** Accessed via oak door, window to rear with blinds, radiator.

**BEDROOM THREE** Accessed via oak door, window to rear with blinds and radiator.

**BEDROOM FOUR** Accessed via oak door, window to rear with blinds and radiator.

**BATHROOM** Accessed via oak door with shower cubicle, tiled walls with mosaic effect tiling, mixer shower, vinyl flooring, vanity unit with sink, wc, smaller than average bath tub, window to side with blinds.

**GARAGE** Accessed via double door to front, lighting and power.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** An amazing landscaped relaxing zone with block paved patio area, dwarf wall leading to raised lawn with feature gravelled area, shed.

ouncil Tax Band F - Warwickshire

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

**GREEN AND COMPANY** has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100