

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.



**The Old Rectory, Shawbury Lane, Coleshill,  
 Birmingham, Warwickshire, B46 2LA**

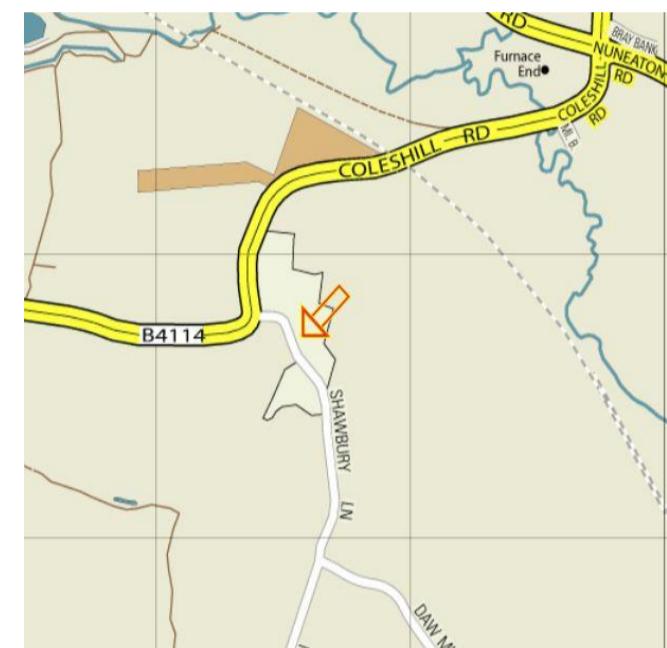


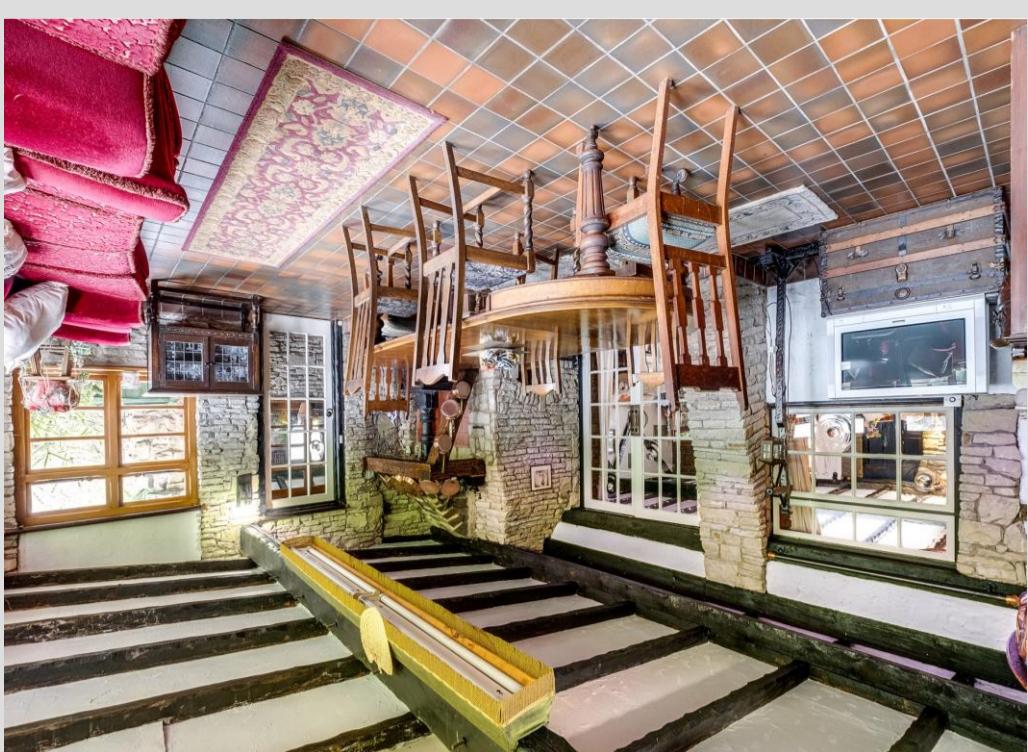
## Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Map Location





7' x 12' 11" (2.31m x 3.93m)  
Bedroom Five

Ensuite

8' 1" x 10' 6" (2.46m x 3.20m)  
Bedroom Four

Ensuite

10' 4" x 13' 10" (3.15m x 4.21m)  
Bedroom Three

Ensuite

15' 6" x 20' 3" (4.72m x 6.17m)  
Bedroom Two

Ensuite

13' 4" x 16' 0" (4.06m x 4.87m)  
Bedroom One

Landings

Cellar

Bathroom

Drinkery

14' 11" x 21' 2" (4.54m x 6.45m)  
Family Room

15' 7" x 17' 4" (4.75m x 5.28m)  
Snuig

16' 11" x 12' 11" (5.15m x 3.93m)  
Kitchen

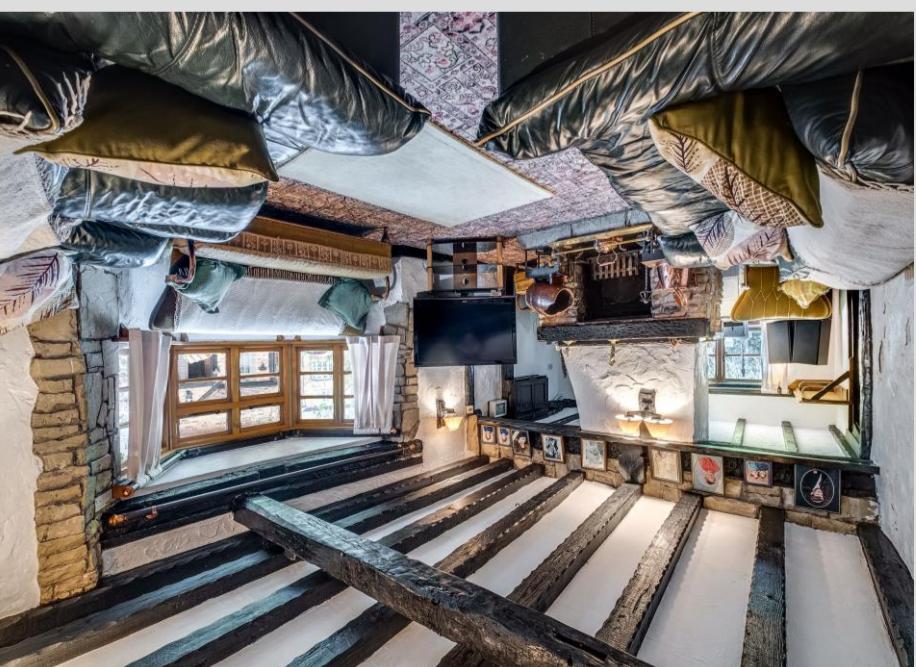
Hall

Laundry Room

19' 7" x 16' 9" (5.96m x 5.10m)  
Dining Room

16' 9" x 17' 5" (5.10m x 5.30m)  
Living Room

16' 9" x 17' 5" (5.10m x 5.30m)  
Sitting Room



Entrance Porch