



55 Cottage Lane, Coleshill, Birmingham, Warwickshire, B46 2EJ

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

Cottage Lane offers the discerning buyer a stunning detached residence. This deceptive home affords accommodation totalling approximately 85 square metres offering luxury and comfort combined with high quality fixtures and fittings. Appealing from the kerb render, the property stands well back from the roadway with a full width block paved driveway providing comprehensive off street parking. No 55 Cottage Lane occupies a desirable residential location within easy access to the market town of Coleshill which provides varied local shops, supermarket and well regarded restaurants and public houses. Major motorway links to the M6 and M42 motorways are only a few miles away along with Birmingham International Airport. Coleshill Parkway provides a direct link into Birmingham City centre and provides a regular service to London.

The property comprises; a welcoming entrance hall with solid oak flooring and with various doors off. To the fore the lounge features a marble style back and hearth gas fire, double panel radiator and square bay window to the front elevation. The kitchen boasts a range of wall and base modern units, integrated double oven and dishwasher and side entrance door leading to the utility/laundry area which has access to both the front and rear of the property and can be easily converted back into a full size garage.

Two double bedrooms, both to the rear of the property, enjoy views of the rear garden. Completing the accommodation is the family bathroom which with feature roll top bath, mixer tap telephone shower attachment, corner shower cubicle, pedestal wash basin, WC with high level suite, decorative ceramic wall tiling with window to the rear elevation.

Outside, the rear gardens enjoy a high degree of privacy and have been well landscaped. A feature natural stone circular patio provides a perfect place to entertain and enclosed by panelled fencing with incorporated side gate providing access to the front of the property. A gated block paved frontage provides ample off road parking.

Additional Information

Tenure: We can confirm that the property is Freehold

Services Connected: Mains electricity, gas, water and drainage

Council Tax Band: We can confirm that the council tax band is 'E' payable to Warwickshire Council

Viewings : Strictly via appointment through our Exclusive and Rural Homes Department on 0121 308 5511 or via sales@exclusiveandruralhomes.co.uk



Open Porch

Entrance Hallway

Lounge

17' 8" x 12' 6" (5.38m x 3.81m)

Kitchen/Breakfast Room

9' 8" x 12' 2" (2.94m x 3.71m)

Bedroom One

15' 9" x 12' 4" max (4.80m x 3.76m)

Bedroom Two

12' 6" x 12' 6" (3.81m x 3.81m)

Family Bathroom

WC

Utility/Laundry






FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Map Location





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.





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