



**2 Grimstock Avenue**  
Coleshill, Birmingham, B46 1LS

£325,000



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HS Homes are proud to present this well-presented 3 bed detached house situated on a cul-de-sac just off Lichfield Road. This property was built in 2016 on a development of only 6 houses which have been finished to a very high standard. This property has potential to extend to add another bedroom, subject to planning permission, and is being sold CHAIN FREE.

## On Approach

As you approach the house, there is a paved driveway with parking for up to 2 cars and on road parking for visitors. With laid lawn to the front and plants in the borders. There is a garage to the side of the house which is operated by a remote control and a gate to the side of the garage offering easy access to the rear garden. The property is secured with a Ring doorbell and Ring floodlight.

## Entrance Hallway

Through the front door and into the entrance hallway. Leading on from the hallway is the downstairs toilet, lounge and stairs to the first floor. The hallway has a radiator, LED downlights and wooden flooring throughout.

## Downstairs Toilet

The downstairs toilet has an obscured double-glazed window to the rear and comprises of a toilet and sink with mixer tap. The toilet has a heated towel rail, LED downlights and porcelain floor tiles throughout.

## Lounge

The lounge has a double-glazed window to the front of the property and a storage cupboard situated underneath the stairs. With a radiator, LED downlights and wooden flooring throughout.

## Kitchen Diner

This spacious kitchen and dining area is perfect for

entertaining guests. The kitchen comprises of integrated NEFF appliances including a fridge freezer, dishwasher, washer dryer, oven and a 5-ring gas hob with extractor fan. There is a double-glazed window to the rear and French door leading out to the rear garden. The kitchen has an undermount sink situated beneath the window, surrounded by Quartz work surfaces and under cupboard lighting. The kitchen diner has a radiator, LED downlights and porcelain floor tiles throughout.

## Garden

This easy to maintain West facing garden offers complete privacy from the neighbours. With a paved area to the back of the house and a raised decking area which captures full sunlight during the summer months. A laid lawn area to the corner enclosed with wooden fence panels. There is a side entrance to the front of the property and access to the back of the garage from here too.

## Landing

The landing leads to all bedrooms and the family bathroom. There is a storage cupboard at the top of the stairs and a loft access point. With a ceiling light and carpet throughout.

## Master Bedroom

The main bedroom is a double room which has a double-glazed window to the front of the house and comes with an ensuite. There is a radiator, ceiling light and carpet throughout.

## Ensuite

The ensuite has an obscured double-glazed window to the front of the house and comprises of a toilet, sink with mixer tap and a shower cubicle. There is a heated towel rail, LED downlights, porcelain floor and wall tiles throughout with a mosaic feature wall in the shower area.

Tel: 0121 430 4448

### Bedroom Two

The second bedroom is a double room which is situated on the other side of the house. There are 2 double-glazed windows at opposite ends of the room, allowing plenty of natural light to fill this room. There is a radiator, ceiling light and carpet throughout.

### Bedroom Three

The third bedroom is another double room which has 2 double-glazed windows to the rear garden allowing more sunlight to fill the house. There is a radiator, ceiling light and carpet throughout

### Family Bathroom

The family bathroom has an obscured double-glazed window to the side of the house and comprises of a rain pour shower over bath, toilet and sink with mixer tap. There is a heated towel rail, LED downlights, porcelain wall tiles with mosaic feature wall and porcelain floor tiles throughout.

### The Location

Coleshill is a market town located in North Warwickshire on a ridge between the rivers Cole and Blythe which converge to the north with the River Tame.

The main road that runs through Coleshill hosts a

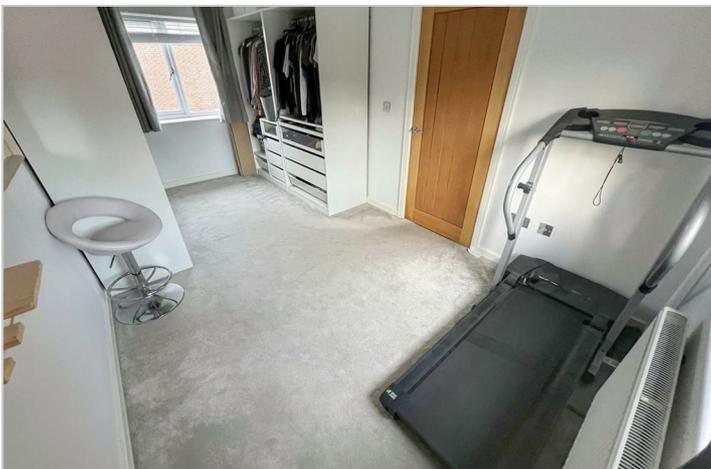
variety of shops, cafes, pubs and restaurants.

If you have a young family, schools will be a major consideration for you. Grimstock Avenue is situated within catchment for a variety of good and outstanding primary and secondary schools including, but not limited to; High Meadow Community School, Coleshill Church of England Primary School, Woodlands and The Coleshill School.

If it's the outdoors you prefer, there are a variety of nature reserves, parks and greenbelt areas nearby.

With excellent transport links to the M42, M40, M6 and M5, getting around the UK is simple. For those who don't drive, then Coleshill Parkway is less than a mile walk from Grimstock Avenue, which offers easy access to both Birmingham City Centre, Leicester and Cambridge. There are regular shuttle buses which take you to Birmingham Airport in approximately 10 minutes and Birmingham Airport has over 150 direct flights running daily.

Coleshill is the perfect location if you enjoy a countryside lifestyle but still being close to all local amenities.



## Road Map



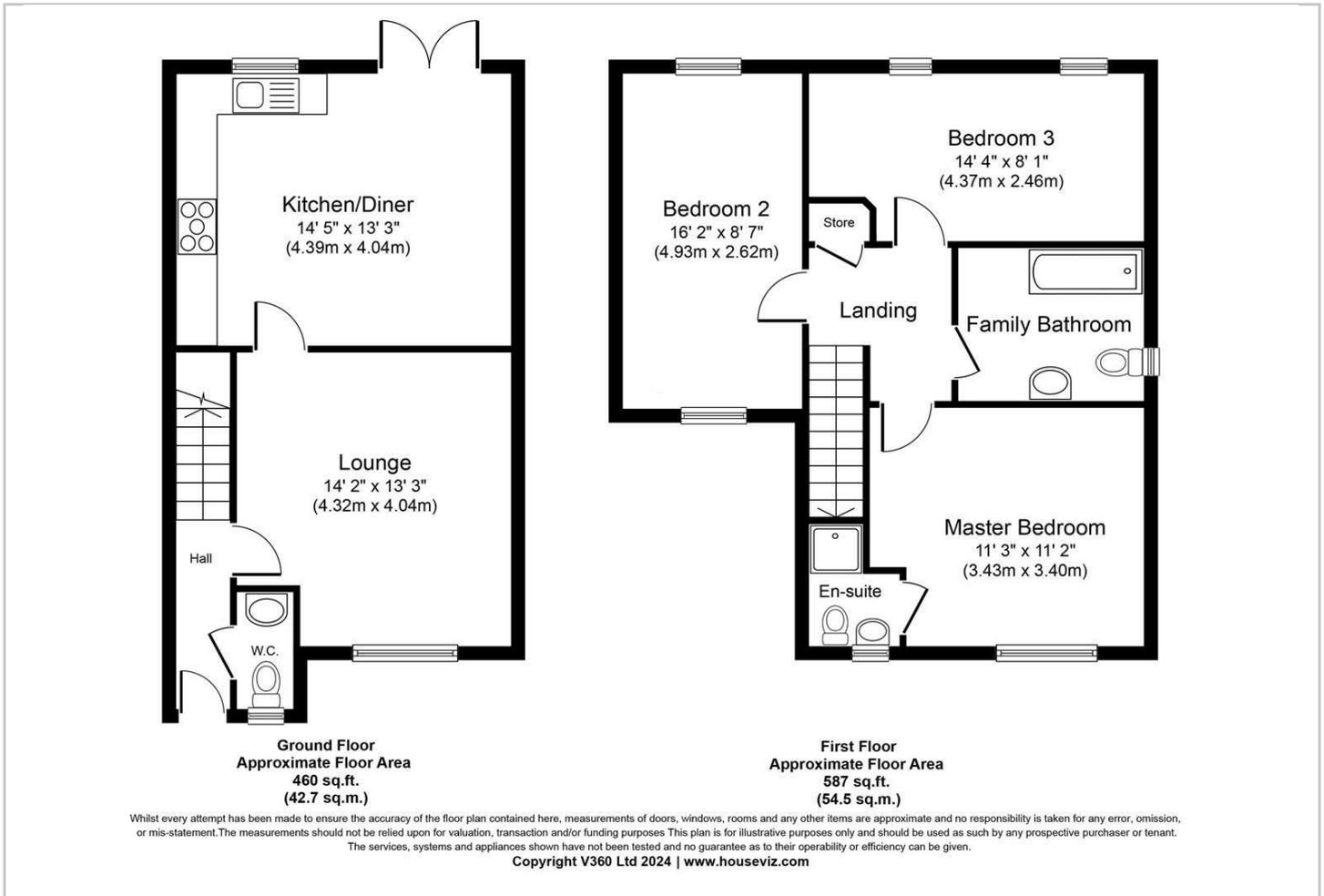
## Hybrid Map



## Terrain Map



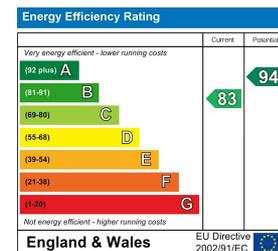
## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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