Pointons
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Ferndale Court, Coleshill
North Warwickshire B46 3EZ
Asking Price £170,000
Freehold - NWBC Band: B - EPC: E

Welcome to this charming end town house located in the desirable area of Ferndale Court, Coleshill. Built in 1993, the property is an ideal choice for first-time buyers or investor.

The layout is practical and functional, ensuring that every inch of space is utilised effectively. The house features a living room, kitchen, two bedrooms and a tiled bathroom.

Outside, you will find an enclosed private garden. Additionally, the house comes with two dedicated parking spaces, a valuable asset in this area.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and transport links, making it easy to access everything you need. Whether you are looking for a quiet retreat or a vibrant community, this property offers the best of both worlds.

This end town house in Ferndale Court is a fantastic opportunity for anyone seeking a comfortable and well-located home. With its inviting living spaces, private garden, and parking facilities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this property your own.

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Living Room
13'9" x 11'9" (4.18m x 3.57m)
Having entrance door, feature fireplace with electric flame effect fire, electric storage heater, power points, cloaks cupboard and Upvc double glazed flush window.

Inner Hall
Stairs to the first floor landing, electric storage heater and opening to:

Kitchen
9'5" x 5'0" (2.87m x 1.53m)
Having 1.5 bowl single drainer sink unit set in a rolled top work surface with fitted unit below, space and plumbing for domestic appliance, adjacent matching work surface with flush fitted halogen hob, extractor hood above and built in oven/grill. Further matching rolled top work surface with fitted units above and space below dor domestic appliance. Tiled splash backs to work surfaces, power points, electric fan heater and Upvc double glazed flush window.

Landing
Having loft access and doors off which lead:

Bedroom 1
10'11" x 11'9" (3.33m x 3.57m)
Having mirrored wardrobes, electric storage heater, power points and Upvc double glazed flush window.

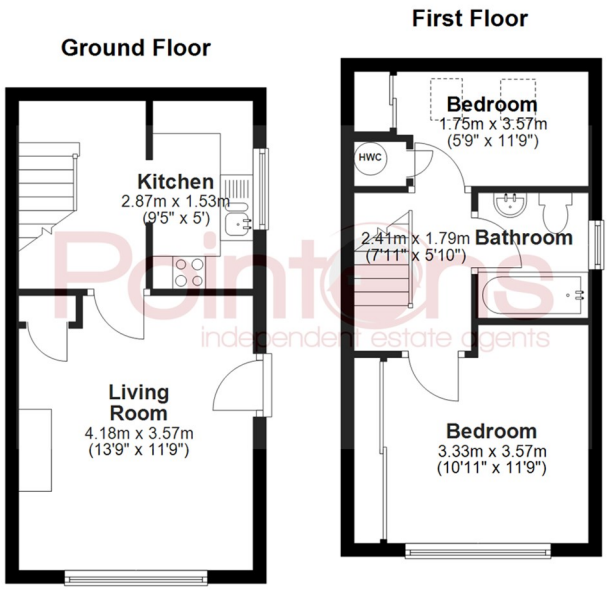
Bedroom 2
5'9" x 11'9" (1.75m x 3.57m)
Having airing cupboard housing the immersion heater, built in wardrobe, electric panel heater, power points and two Velux windows.

Tiled Bathroom
Being fully tiled and having a coloured suite comprising of a panelled bath with shower mixer taps and fitted "Triton" shower above, pedestal wash hand basin and low level WC. Electric fan heater and UPVC double glazed frosted flush window.

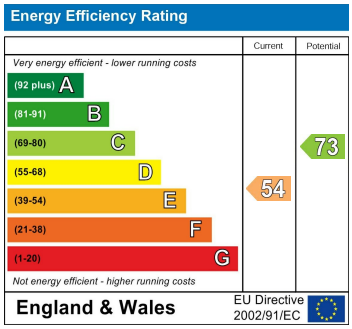
Outside
The property has two allocated parking spaces and the its its own enclosed private garden with gated access and comprises of a block paved path, artificial lawn, border and brick boundaries.

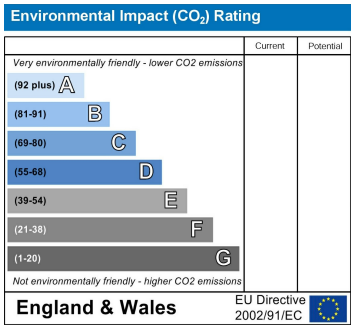
Tenure
We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NWBC, EPC rating of E.
There is a yearly service charge of £1211.94 paid at 6 month intervals.

General
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.





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