



smarthomes



- A Beautifully Presented and Extended Semi-Detached Family Home
- Three/Four Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen

Colebourne Road, Kings Heath, Birmingham, B13 0EX

A beautifully presented and extended semi-detached family home situated in a popular location. Offering accommodation comprising two reception rooms, extended breakfast kitchen, utility, ground floor shower room, three/four bedrooms, family bathroom, separate W.C, large rear garden and driveway parking

£375,000

EPC Rating - D

Current Council Tax Band - C





## Property Description

The property is set back from the road behind a tarmacadam driveway providing off road parking extending to UPVC double glazed doors leading into

## Porch

With quarry tiled floor, wall light point and original hardwood door leading to

## Entrance Hallway

With ceiling light point, radiator, parquet flooring, stairs leading to the first floor accommodation, under stairs storage cupboard and doors leading off to



## Reception Room One to Front

13' 3" x 10' 11" (4.04m x 3.33m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and a feature cast iron effect fireplace housing an electric fire





### **Reception Room Two to Rear**

14' 11" x 10' 11" (4.55m x 3.33m) With UPVC double glazed French doors leading to rear garden, wall mounted radiator, laminate flooring, ceiling light point and a feature fireplace with an electric fire, marble effect back and hearth and ornate wooden mantle



### **Extended Breakfast Kitchen to Rear**

#### **Breakfast Area**

10' x 6' 8" (3.05m x 2.03m) With tiled flooring, radiator, ceiling light point and opening into



### **Kitchen to Rear**

11' 7" x 9' 9" (3.53m x 2.97m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over.

Space for gas Range style cooker with extractor hood over, space and plumbing for dishwasher, metro tiling to splash back areas, ceiling spot lights and a double glazed door and window to the rear aspect

### **Utility**

With a fitted work surface, space and plumbing for washing machine, light point and door to

### **Ground Floor Shower Room**

Being fitted with a suite comprising of a walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor and ceiling spot lights

### **Study to Front**

7' 2" x 4' 11" (2.18m x 1.5m) With double glazed window to front elevation, radiator and ceiling light point

### **First Floor Landing**

With ceiling light point, obscure double glazed window and door leading off to

### **Bedroom One to Rear**

15' 2" x 10' 10" (4.62m x 3.3m) With double glazed bay window to rear elevation, feature tiled fire surround, radiator and ceiling light point

### **Bedroom Two to Front**

13' 3" x 11' 1" (4.04m x 3.38m) With double glazed bay window to front elevation, feature tiled fire surround, radiator and ceiling light point

### **Dressing Room/Bedroom Four to Front**

6' 8" x 4' 6" (2.03m x 1.37m) With double glazed window to front elevation, laminate flooring, radiator and ceiling light point

### **Family Bathroom to Rear**

Being fitted with a tiled panelled bath with centralised mixer tap and shower attachment and a vanity sink, obscure double glazed window to rear, tiling to half height, feature flooring, radiator and ceiling light point

### **Separate W.C**

With obscure double glazed window to side elevation, WC with enclosed cistern, tiling to half height, ceiling light point and feature flooring

### **Second Floor Bedroom Three**

15' 8" x 12' (4.78m x 3.66m) With some restricted head height, double glazed Velux windows to front and rear, ceiling spot lights, fitted wardrobes and cupboards and laminate flooring



## Rear Garden

Being mainly laid to lawn with decked patio, timber storage shed, well stocked shrub borders and panelled fencing to boundaries

## Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		







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