



smart homes

Colebourne Road

Kings Heath, Birmingham, B13 0HB

- A Charming Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Family Shower Room
- No Upward Chain

Offers Over £280,000

EPC Rating - 61

Current Council Tax Band - C





Property Description

The property is set back from the road behind a block paved driveway providing off road parking, laid lawn area, hedging to side boundary and steps rising to an original hardwood door with matching side windows with coloured glass leading into

Entrance Hallway

With wooden panelling, laminate flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

Through Lounge/Diner





Lounge to Front

13' 5" x 10' 9" (4.1m x 3.3m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, coving to ceiling, wooden panelling, log burner effect fire with tiled surround and hearth and opening to



Dining Area to Rear

12' 5" x 9' 10" (3.8m x 3m) With UPVC double glazed French doors leading to rear garden, UPVC double glazed window to rear, wall mounted radiator, coving to ceiling, open fireplace with tiled hearth and wooden surround and ceiling light point



Fitted Kitchen to Rear

9' 2" x 6' 2" (2.8m x 1.9m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for gas cooker with extractor hood over, useful pantry, tiling to splash back areas and floor, ceiling light point, a double glazed window to the rear aspect and a single glazed door to



Side Passage

With wooden panelling, ceiling light point, single glazed door to rear garden and door to

Guest W.C

With a low flush W.C and wash hand basin. Obscure single glazed window to rear and tiling to splash back areas

Landing

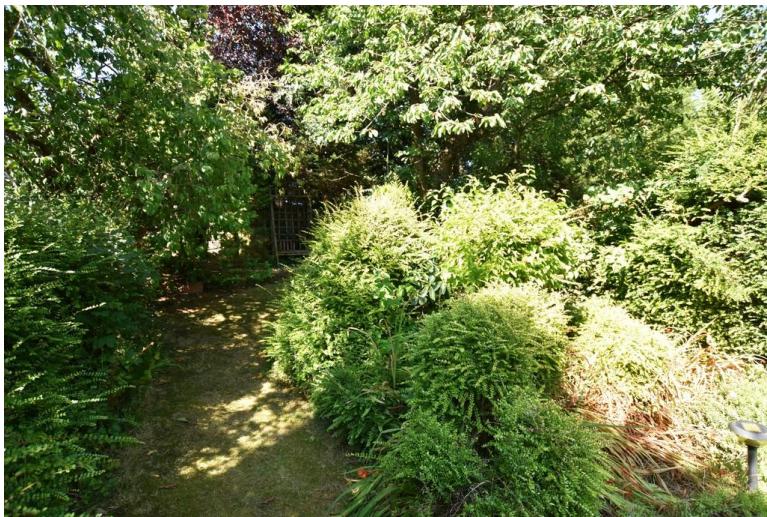
With ceiling light point, original single glazed window with coloured glass to side, loft hatch and doors leading off to

Bedroom One to Front

13' 9" x 9' 10" (4.2m x 3m) With double glazed bay window to front elevation, coving to ceiling, radiator and ceiling light point

Bedroom Two to Rear

12' 1" x 9' 10" (3.7m x 3m) With double glazed window to rear elevation, coving to ceiling, radiator and ceiling light point



Bedroom Three to Front

8' 6" x 6' 6" (2.6m x 2m) With double glazed oriel window to front elevation, laminate flooring, coving to ceiling, radiator and ceiling light point



Re-Fitted Family Shower Room

6' 6" x 6' 2" (2m x 1.9m) Being re-fitted with a modern white suite comprising of a large shower enclosure, feature wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and two obscure double glazed windows to the side elevation

Rear Garden

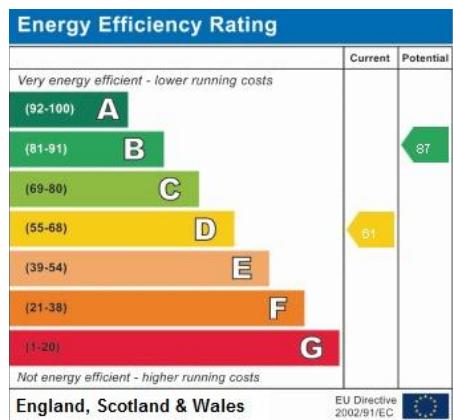
Being mainly laid to lawn with paved patio area, cold water tap, mature shrubs and bushes and hedgerow borders

Garage

14' 9" x 6' 10" (4.5m x 2.1m) Located at the side of the property with side hung metal doors to property frontage and ceiling light point

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



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