



smarthomes

Cole Valley Road

Hall Green, Birmingham, B28 0DE

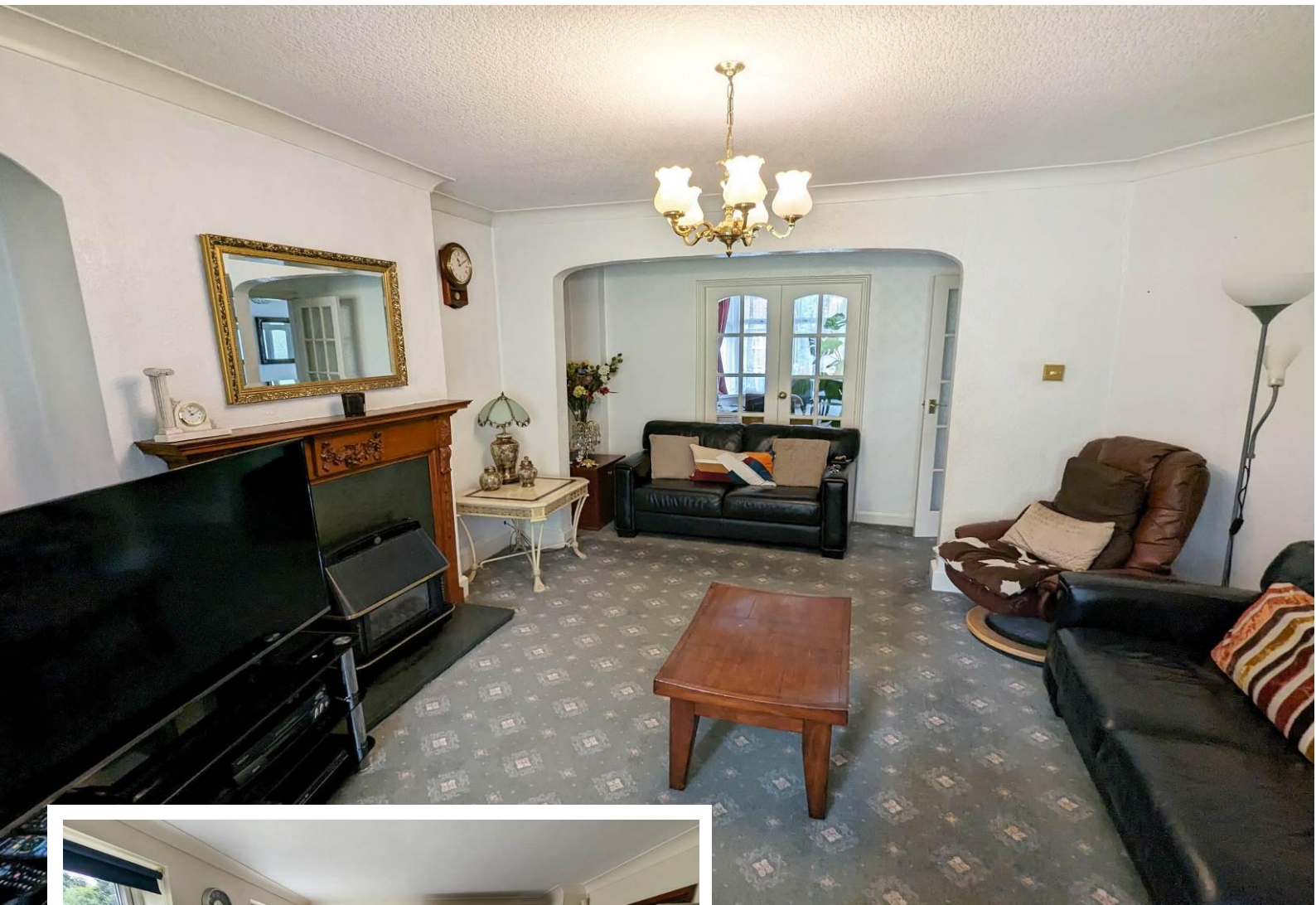
- An Extended Detached Property
- Four Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Ground Floor Bedroom Four & Shower Room
- Large Rear Garden

£370,000

EPC Rating - 59

Current Council Tax Band - D





Property Description

The property is set back from the road behind a lawned fore garden, tarmac driveway providing off road parking and paved steps leading up to glazed door to

Enclosed Porch

With obscure windows and UPVC double glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, coving to ceiling, stairs leading to the first floor accommodation, archway to inner lobby and doors leading off to

Reception Room One to Front

10' 6" x 9' 8" (3.2m x 2.95m) With double glazed bay window to front, radiator, timber effect flooring, coving to ceiling, ceiling light point and glazed double doors leading through to



Lounge Area

14' 11" x 13' 3" (4.55m x 4.04m) With ceiling light point, feature inset glazed blocks, coving to ceiling, gas fireplace with decorative wooden surround and archway leading through to

Dining Area to Rear

12' 7" x 10' 0" (3.84m x 3.05m) With ceiling light point, radiator, double glazed sliding patio doors leading out to the rear garden and door leading through to

Breakfast Kitchen to Rear

16' 2" x 9' 8" (4.93m x 2.95m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for range style cooker with stainless steel splashback and extractor canopy over, integrated dishwasher, space and plumbing for washing machine, space for American style fridge freezer, breakfast bar seating area, radiator, ceiling light point, coving to ceiling, tiled flooring, double glazed window to rear, double glazed door leading out to the rear garden and glazed door to



Inner Lobby

7' 0" x 8' 11" (2.13m x 2.72m) With radiator, ceiling light point, door to useful under-stairs storage and obscure glazed door leading through to further lobby area with doors off to



Ground Floor Bedroom Four to Front

15' 4" x 8' 0" (4.67m x 2.44m) With double glazed bay window to front elevation, laminate flooring, radiator, ceiling light point and double doors to storage housing Vaillant boiler

Ground Floor Shower Room

Having a low flush WC, shower enclosure with electric shower, vanity wash hand basin, tiled flooring, obscure double glazed window to side, extractor, ceiling light point, radiator and tiled flooring



Accommodation on the First Floor

Landing

With loft hatch, double glazed window to side, ceiling light point and doors leading off to

Bedroom One to Front

11' 2" x 11' 0" (3.4m x 3.35m) With double glazed window to front elevation, radiator, ceiling light point, laminate flooring and fitted wardrobes



Bedroom Two to Rear

13' 0" x 11' 2" (3.96m x 3.4m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 0" x 7' 7" (2.74m x 2.31m) With double glazed window to front elevation, radiator, ceiling light point, laminate flooring and fitted storage

Family Bathroom to Rear

Being fitted with a three piece suite comprising; panelled bath with shower attachment over, low flush WC and vanity wash hand basin, obscure double glazed window to rear, tiling to walls, radiator and ceiling light point

Large Rear Garden

An extensive rear garden being mainly laid to lawn with crazy paved patio area, paved stepping stone pathway, fencing to boundaries and a variety of mature trees, shrubs and bushes

Side Store

7' 11" x 18' 10" (2.41m x 5.74m) With doors to front and rear and polycarbonate roof

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 - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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