



smarthomes

Colemeadow Road

Billesley, Birmingham, B13 0JJ

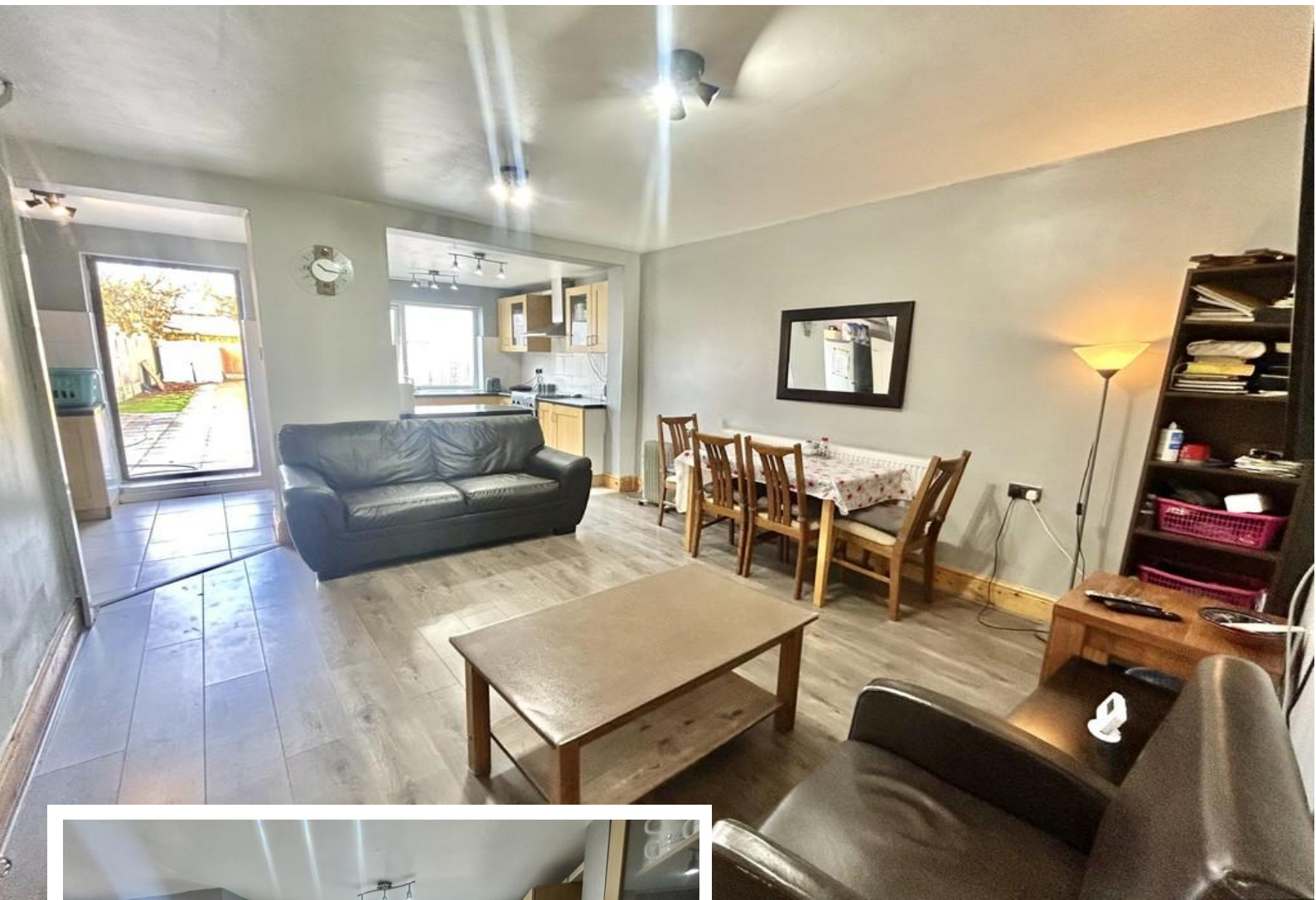
- An Extended Mid Terrace Family Home
- Three Good Size Bedrooms
- Open Plan Dining Room & Kitchen
- Re-Fitted Family Bathroom & Guest WC

Offers Over £250,000

EPC Rating 64

Current Council Tax Band B





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to double glazed sliding door leading into

Enclosed Porch

With double glazed windows and front door leading through to

Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and doors leading off to



Lounge to Front

13' 5" x 11' 11" (4.09m x 3.63m) With double glazed bay window to front elevation, wood effect flooring, radiator, ceiling light point and wall lighting



Open Plan Dining Room & Kitchen to Rear

22' 10" x 15' 11" (6.96m x 4.85m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary work surfaces, sink and drainer unit with mixer tap, marble effect tiling to splashback areas, freestanding cooker with extractor canopy over, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, ceiling light points, part wood effect flooring and part tiled flooring, radiator, useful under-stairs storage cupboard, double glazed window to rear, double glazed door leading out to the rear garden and door leading into



Guest WC

With low flush WC, vanity wash hand basin, decorative flooring, ceiling light point, obscure double glazed window to side and ladder style radiator

Accommodation on the First Floor

Landing

With ceiling light point, loft access, storage recess and doors leading off to



Bedroom One to Front

11' 9" x 9' 5" (3.58m x 2.87m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

13' 7" x 9' 5" (4.14m x 2.87m) With double glazed window to rear elevation, radiator and ceiling light point

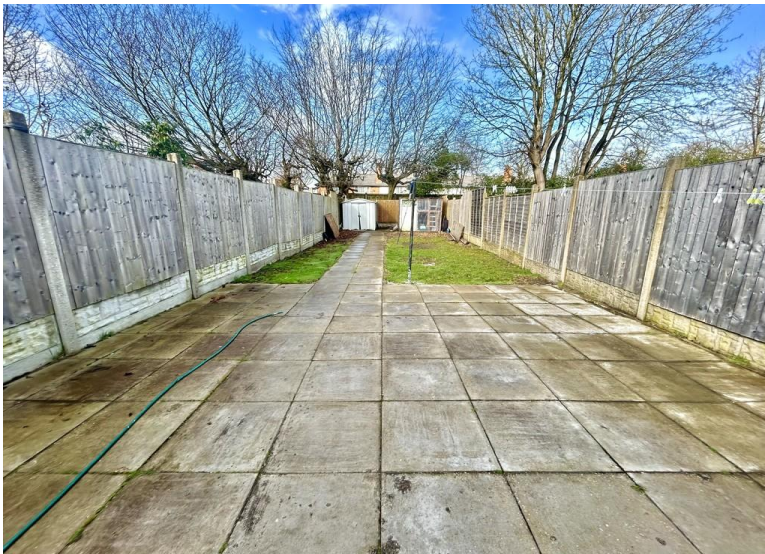


Bedroom Three to Front

10' 11" x 7' 9" (3.33m x 2.36m) With double glazed window to front elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls, wood effect flooring, obscure double glazed window to rear, ladder style radiator, extractor and ceiling light point

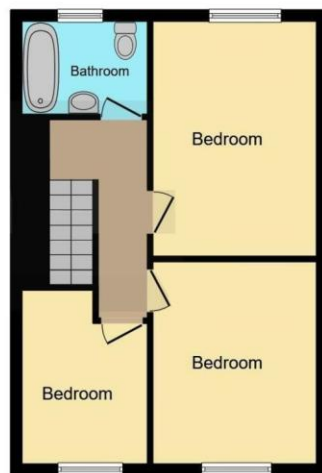
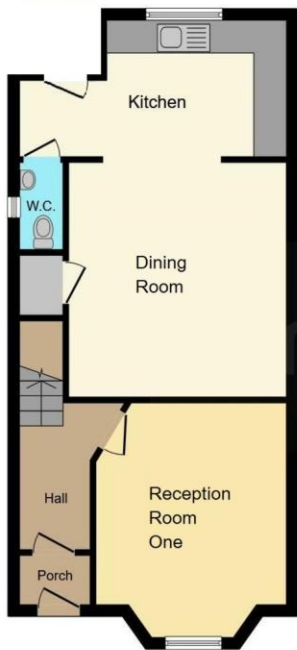


Westery Facing Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, fencing to boundaries, two storage sheds and gated side access

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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Salford
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.