



smarthomes

Colebourne Road

Kings Heath, Birmingham, B13 0HB

- A Well Presented Three Bedroom Semi Detached Property
- Spacious Open Plan Lounge
- Dining Kitchen
- No Upward Chain

£249,500

EPC Rating '52'





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to double opening garage doors to side and UPVC double glazed door leading into

Enclosed Porch

With ceramic tiled flooring and UPVC double glazed door leading through to

Spacious Open Plan Lounge to Front

16' 9" max x 13' 8" (5.11m x 4.17m) With feature panelling, staircase leading to the first floor accommodation, two radiators, feature fire surround with gas fire point and marble effect inset and hearth, coving to ceiling, two ceiling light points, UPVC double glazed bay window to front elevation, wall light point and panelled door leading through to



Dining Kitchen to Rear

13' 7" x 15' 7" (4.14m x 4.75m) Being fitted with a range of wall and base units, work surfaces, colour coded sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, double glazed window to rear elevation, further double glazed windows incorporating French doors leading out to the rear garden, ceiling light points, coving to ceiling, bespoke units to chimney recess, radiator, panelled door to under-stairs storage cupboard and UPVC obscure double glazed door leading into



Utility Area

With ceramic tiling to floor, space and plumbing for washing machine, storage housing Vokera boiler, double glazed door to rear garden, double opening doors to driveway and panelled door leading to

WC

With low flush WC



Accommodation on the First Floor

Landing

With feature panelling to half height, feature double window to side elevation with coloured glazing, access to roof space and panelled doors leading off to

Bedroom One to Front

14' 8" into bay x 9' 9" (4.47m x 2.97m) With UPVC double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

9' 9" x 12' 5" (2.97m x 3.78m) With UPVC double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 4" x 6' 5" (2.84m x 1.96m) With UPVC double glazed window to front elevation, radiator and ceiling light point





Family Bathroom to Rear

Being fitted with a three piece white suite comprising panelled bath with Triton electric shower over, low flush WC and pedestal wash hand basin, obscure double glazed window, ceramic tiling to walls, tiled effect floor covering and radiator

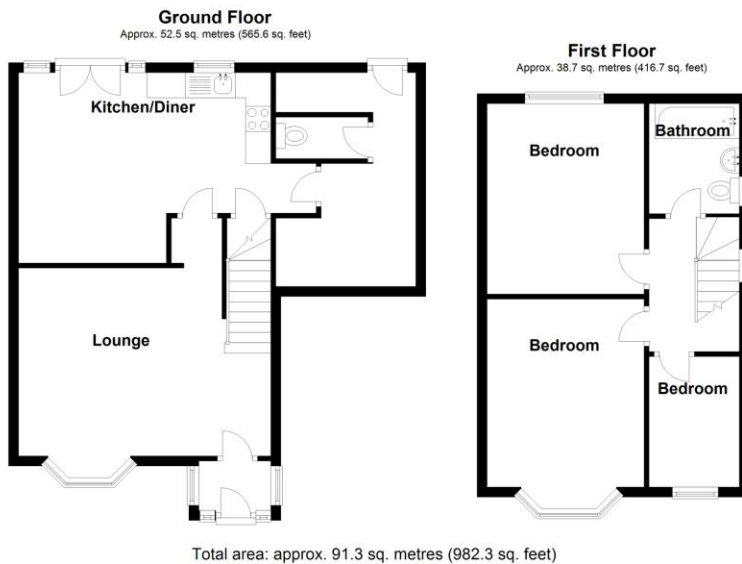


West Facing Rear Garden

Being mainly laid to lawn with feather board fencing to boundaries, paved patio and crazy paved pathway leading to timber built potting shed

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 Nigel Hodges



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhll
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. 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/tenants are advised to recheck the measurements