



smarthomes

Cole Valley Road

Hall Green, Birmingham, B28 0DQ

- An Extended Three Double Bedroom Detached Property
- Garage/Workshop to Rear & Bike Store
- Two Reception Rooms & Breakfast Kitchen
- Four Piece Family Bathroom & Guest WC
- Generous Plot with Potential to Extend Further (STPP)
- No Upward Chain

£400,000

EPC Rating – D

Council Tax Band - D





Property Description

The property is set on a generous corner plot with garage/workshop to rear and covered bike store to side providing superb potential for further extension (subject to the relevant planning permission). A block paved driveway provides off road parking, with mature hedgerow border to one side providing screening, extending to gated side access to rear garden, external lighting and UPVC double glazed arched double doors leading through to

Enclosed Porch

Having a wooden door with obscure glazed insert and obscure windows either side leading through to

Entrance Hallway

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



Reception Room One to Front

15' 5" into bay x 11' 1" (4.7m x 3.4m) With double glazed bay window to front elevation, two radiators, ceiling light point, wall lighting, coving to ceiling and laminate flooring

Reception Room Two to Rear

16' 8" into bay x 11' 1" (5.1m x 3.4m) With double glazed bay incorporating French doors leading out to the Westerly Facing Rear Garden, two ceiling light points, two radiators, laminate flooring, coving to ceiling and log burning stove with slate hearth and wooden plinth over



Guest W.C

With low flush WC, vanity wash basin, tiling to walls and floor, extractor and ceiling light point

Extended Breakfast Kitchen to Rear

15' 1" x 11' 5" (4.6m x 3.5m) Being fitted with a range of high gloss wall, drawer and base units, complementary wooden work surfaces and breakfast bar seating area, composite sink and drainer unit with mixer tap, tiling to splashback areas, Stoves range style cooker with stainless steel splashback and extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge freezer, double glazed windows to front and rear elevations, UPVC double glazed door leading out to the rear garden, vertical radiator, spot lights to ceiling and cupboard housing boiler



Landing

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

Bedroom One to Front

15' 8" x 11' 1" (4.8m x 3.4m) With double glazed bay window to front elevation, radiator, two ceiling light points and a range of fitted furniture

Bedroom Two to Rear

16' 4" into bay x 11' 1" (5.0m x 3.4m) With double glazed bay window to rear elevation, radiator, ceiling light points and fan and a range of fitted furniture

Bedroom Three to Front

7' 2" x 7' 2" (2.2m x 2.2m) With double glazed window to front elevation, radiator and ceiling light point





Four Piece Family Bathroom to Rear

11' 1" x 7' 2" (3.4m x 2.2m) Being fitted with a four piece white suite comprising tiled panelled bath with wall mounted centralised mixer tap with shower attachment, low flush WC, pedestal wash hand basin and corner shower cubicle with thermostatic shower, obscure double glazed window to rear, tiling to water prone areas, vertical radiator and spot lights to ceiling

Westerly Facing Rear Garden

Being mainly laid to lawn with large timber decked area, a variety of mature shrubs and bushes, hedging and fencing to boundaries, security lighting, outside tap, pergola, gated access to driveway and garage to rear

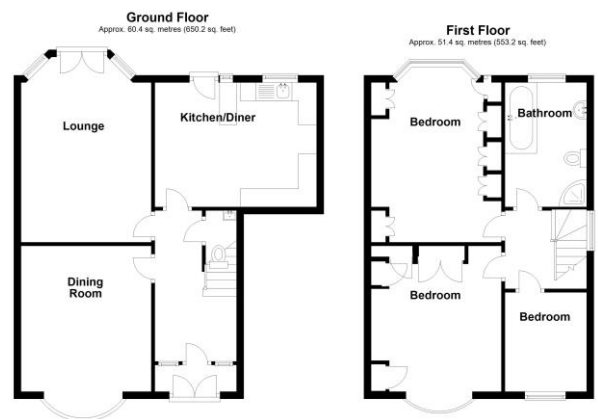


Garage/Workshop

17' 4" x 9' 6" (5.3m x 2.9m) Accessed via service road to rear and being alarmed with double glazed windows, double composite doors, resin flooring, electric power points and internet connection

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.



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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