



smarthomes

Colebourne Road

Kings Heath, Birmingham

- A Very Well Presented Three Bedroom Semi-Detached Property
- Through Lounge/Diner
- Modern Extended Fitted Kitchen
- Modern Family Bathroom
- Delightful West Facing Rear Garden
- Side Garage

Offers Over £325,000

Current EPC Rating - D

Current Council Tax Band - C





Property Description

A well presented and extended semi-detached family home situated in a most popular location offering accommodation comprising a spacious through lounge/diner, extended fitted kitchen, three bedrooms, modern family bathroom, delightful West facing rear garden, side garage and driveway parking

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – C



Rooms & Measurements

Spacious Through Lounge/Diner 8.2m x 3.2m
(26'10" x 10'5")

Extended Fitted Kitchen to Rear 4.2m x 2.7m (13'9"
x 8'10")

Bedroom One to Front 4.2m x 3m (13'9" x 9'10")

Bedroom Two to Rear 3.9m x 3m (12'9" x 9'10")

Bedroom Three to Front 2.6m x 1.9m (8'6" x 6'2")

Modern Family Bathroom 1.9m x 1.8m (6'2" x
5'10")

Side Garage 4.9m x 2.3m (16'0" x 7'6")



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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 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 are advised to recheck the measurements.