



Colebourne Road
Kings Heath, Birmingham

- A Very Well Presented Three Bedroom Semi-Detached Property
- Two Reception Rooms & Conservatory
- Modern Fitted Kitchen
- Modern Family Shower Room
- Private Rear Garden
- Side Garage

OIRO £350,000

Current EPC Rating - C
Current Council Tax Band - C





Property Description

An extremely well presented and extended semi-detached property briefly affording two reception rooms, conservatory, modern fitted kitchen, utility room, guest WC, three double bedrooms, nursery bedroom/dressing room, modern family shower room, private rear garden, garage, off-road parking, UPVC double glazing and gas central heating

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 Nigel Hodges. Current council tax band – C



Rooms & Measurements

Lounge to Front 4.1m (into bay) x 3.1m (13'5" x 10'2")

Dining Room to Rear 4.3m x 3.1m (14'1" x 10'2")

Conservatory to Rear 2.7m x 2.3m (8'10" x 7'6")

Modern Kitchen to Rear 3.9m x 1.7m (12'9" x 5'6")

Utility Room to Rear 3.3m (to door recess) x 2m (10'9" x 6'6")

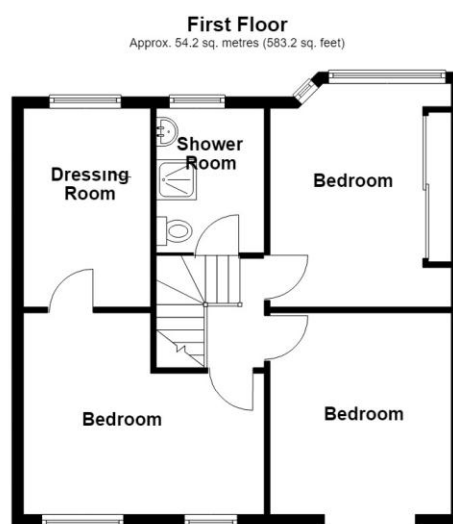
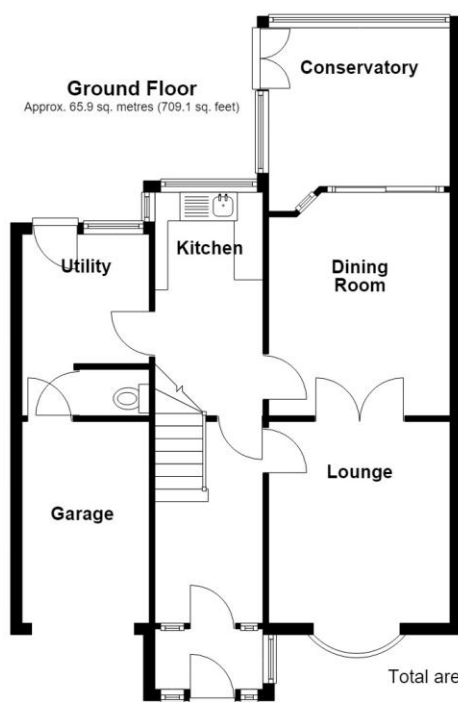
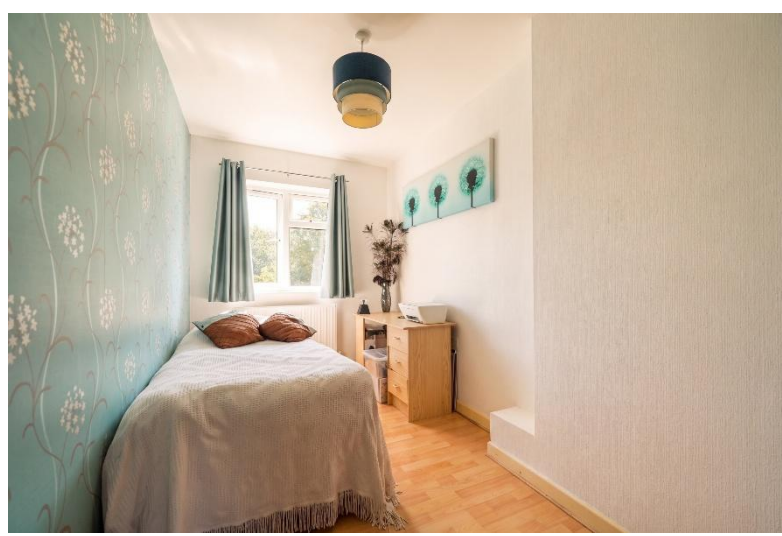
Bedroom One to Rear 4.4m (into bay) x 2.6m (to wardrobes) (14'5" x 8'6")

Bedroom Two to Front 4.1m (into bay) x 3.1m (13'5" x 10'2")

Bedroom Three to Front 4.1m x 2.3m (13'5" x 7'6")

Nursery Bedroom/Dressing Room 4.2m x 2m (13'9" x 6'6")

Garage 4.5m x 2m (14'9" x 6'6")



Total area: approx. 120.1 sq. metres (1292.3 sq. feet)

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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 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.