



Cole Valley Road

Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Open Plan Family Kitchen/Diner & Family Bathroom
- Extensive Private Rear Garden
- Close to Various Local Amenities & Green Open Spaces

Offers Over £300,000

Current EPC Rating - D

Current Council Tax Band - C





Property Description

A charming and well presented semi-detached family home situated in a most convenient location close to Yardley Wood Train Station and local amenities. Offering accommodation comprising a spacious lounge, open plan family kitchen/diner, guest W.C, three bedrooms, family bathroom, boarded attic space, front garden, extensive private rear garden, gated side access, and driveway parking. Situated on leafy Cole Valley Road, the property lies in an elevated position opposite the River Cole and entrance to 'The Dingles', part of Shire Oak Park, with views from the front into local greenspace, as well as of mature trees along the street. At the rear, the property backs onto the cutout embankment for the Stratford-Upon-Avon line, offering proximity to urban nature and greenery.



Rooms & Measurements

Lounge to Front 4.3m x 3.2m (14'1" x 10'5")

Open Plan Family Kitchen/Diner to Rear 4.8m x 4m (15'8" x 13'1")

Guest W.C

Bedroom One to Front 4.3m x 3.2m (14'1" x 10'5")

Bedroom Two to Rear 4m x 3.2m (13'1" x 10'5")

Bedroom Three to Front 2.5m x 1.8m (8'2" x 5'10")

Family Bathroom to Rear 2.9m x 1.8m (9'6" x 5'10")

Tenure

We are advised by the vendor that the property is freehold. 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



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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.