



smarthomes

Colebourne Road Kings Heath, Birmingham

- A Well Presented & Lovingly Extended Three Bedroom Semi Detached
- Extended Lounge To Rear
- Dining Room
- Extended Spacious Breakfast Kitchen/Diner
- Private Easterly Facing Rear Garden
- No Upward Chain

£330,000

Current EPC Rating - 74 (C)
Current Council Tax Band - D





Property Description

A well presented and lovingly extended three bedroom semi detached property offered for sale with no upward chain. The property is in need of some internal modernisation and briefly affords dining room, extended lounge to rear, extended spacious breakfast kitchen, guest WC, family bathroom, UPVC double glazing where stated, gas central heating, private rear garden, garage and off-road parking

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 Nigel Hodges

Current council tax band – C



Rooms & Measurements

Entrance Hall

Dining Room to Front - 3.9m (into bay) x 3.2m (12'9" x 10'5")

Extended Lounge to Rear - 6.5m x 3.2m (21'3" x 10'5")

Extended Breakfast Kitchen/Diner to Rear - 5.2m x 4.1m (17'0" x 13'5")

Guest WC

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

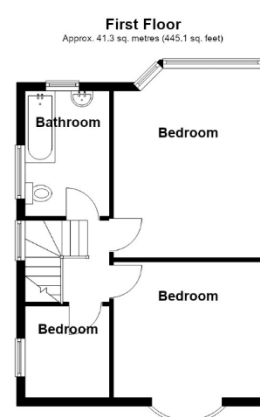
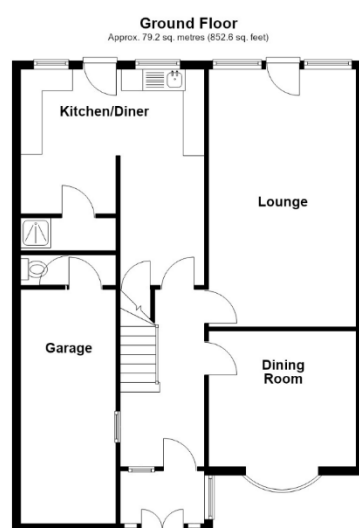
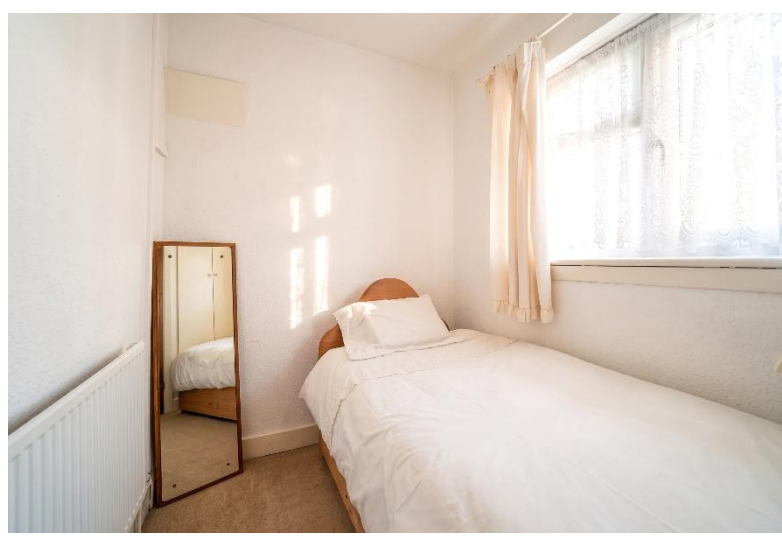
Bedroom Two to Rear - 4.3m x 3.2m (14'1" x 10'5")

Bedroom Three to Side - 2.3m x 1.8m (7'6" x 5'10")

Family Bathroom to Rear - 2.5m x 1.8m (8'2" x 5'10")

Private Easterly Facing Rear Garden

Garage - 4.4m x 2.4m (14'5" x 7'10")



Total area: approx. 120.6 sq. metres (1297.7 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.