

Horton & Senate



49 Cole Valley Road, Birmingham, B28 0DD

£349,950

- Three Bedroom Semi Detached
- Two Receptions
- Downstairs WC
- Single Garage
- Large Rear Garden
- Well Presented

49 Cole Valley Road, Birmingham B28 0DD

Welcome to this charming semi-detached house on Cole Valley Road, Birmingham! This property boasts two lovely reception rooms, perfect for entertaining guests or simply relaxing with your family. With three generous bedrooms, there's plenty of space for everyone to enjoy.

The house features a well-maintained bathroom and an additional downstairs WC for convenience. Parking is a breeze space for off road parking on the driveway, making coming home a stress-free experience.

One of the highlights of this property is the large rear garden, offering ample space for outdoor activities, gardening, or simply basking in the sunshine on a lazy afternoon. The potential to extend the house further, subject to planning permission, provides an exciting opportunity to tailor the property to your specific needs and desires.

This house is beautifully presented throughout, ensuring that you can move in and start enjoying your new home straight away. Don't miss out on the chance to own this wonderful property in a fantastic location.



Council Tax Band: C



Description

Approach

Via driveway with space for off road parking, with front lawn to the left. Access to the garage and front porch.

Ground floor

Hallway

Doors to ground floor rooms, stairs to the first floor.

Front reception

Double glazed bay window to the front elevation. Central heating radiator.

Rear reception

Double glazed window to the rear elevation, access to the rear garden. Central heating radiator.

Kitchen

A range of wall and floor based units with surface over, integrated appliances including oven, gas hob, dishwasher. inset sink with mixer tap, extractor fan. A double glazed window to the rear elevation.

WC

WC and wash basin with a double glazed window to the rear elevation.

First floor

Landing

Doors to first floor rooms, access to the loft. Double glazed window to the side elevation.

Bedroom

Double glazed bay window to the front elevation, central heating radiator.

Bedroom

Double glazed window to the rear elevation, central heating radiator.

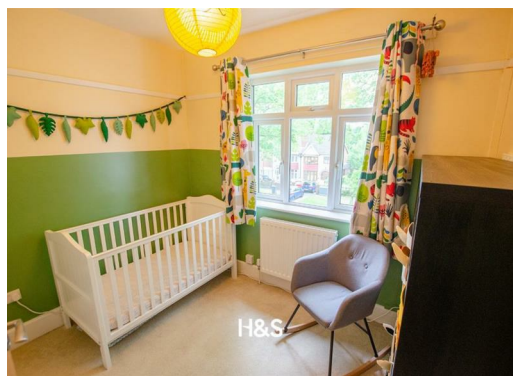
Bedroom

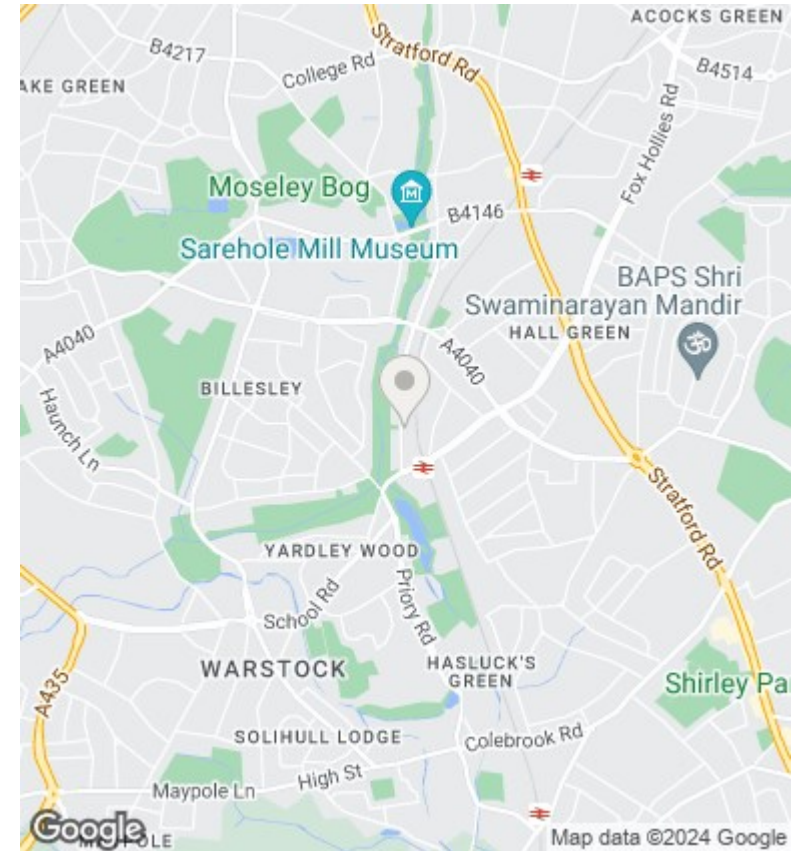
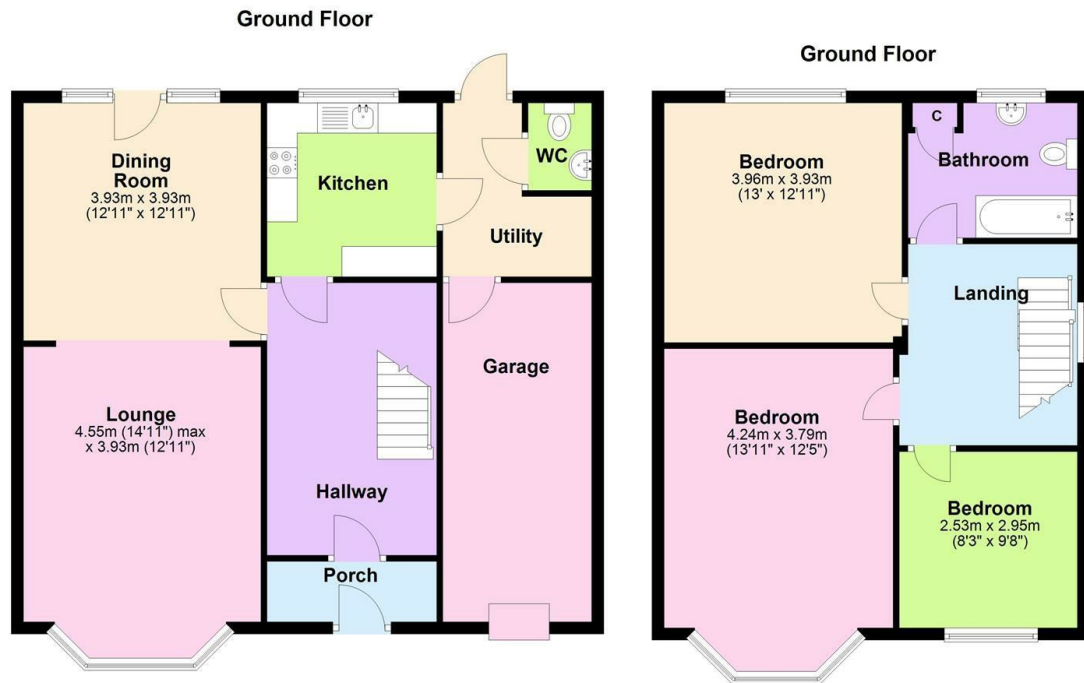
Double glazed window to the front elevation, central heating radiator.

Bathroom

Fully tiled walls, panelled bath with shower over, WC, wash basin and a central heating radiator. Cupboard housing the boiler and a double glazed window to the rear elevation.







Directions

Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	