

Cole Valley Road, Hall Green



Offers Over £400,000

Cole Valley Road, Hall Green

- Detached
- Well Presented
- Off-Road Parking
- 2 Reception Rooms
- UPVC Double Glazing
- Corner Plot
- Potential To Extend/Develop (stpp)
- 3 Bedrooms
- Gas Central Heating
- Chain free

Tenure: Freehold
Council Tax Band: D

Welcome to this charming detached house located on Cole Valley Road in the desirable area of Hall Green. This property boasts a spacious 1,421 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by two inviting reception rooms that offer plenty of space for relaxation and social gatherings. The well-lit interiors create a warm and welcoming atmosphere throughout the house.

With three generously sized bedrooms, there is ample room for the whole family to enjoy their own private space. The beautiful kitchen is a standout feature of this home, providing a perfect setting for culinary enthusiasts to create delicious meals.

One of the highlights of this property is the great rear garden, offering a lovely outdoor space to unwind and enjoy the fresh air. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to be a delightful retreat.

Built in 1950, this house exudes character and charm while also offering modern conveniences for comfortable living. The three big rooms provide flexibility for various living arrangements, making it easy to adapt the space to suit your needs.

Don't miss the opportunity to make this wonderful property your new home. With its fantastic location, spacious layout, and attractive features, this house on Cole Valley Road is a true gem waiting to be discovered.

Directions

Dining Room

Double glazed bay window to front, wood flooring, ceiling and wall lights, wall mounted radiators

Lounge

Double glazed bay windows to rear with patio doors, wood flooring, ceiling lights, wall mounted radiators, log burner/fire place

Kitchen/Diner

Double glazed window and door to rear, tiled flooring, worktop, drainer sink with mixer tap, storage cupboards, plumbing for white goods, designer wall mounted radiator, ceiling downlights

Guest WC

Vanity wash unit with mixer tap, toilet, ceiling light, floor and wall tiles

Bedroom 1

Double glazed bay window to front, ceiling downlights, fitted wardrobes, carpet, wall mounted radiator

Bedroom 2

Double glazed bay window to rear, ceiling downlights, fitted wardrobes, carpet, wall mounted radiator

Bedroom 3

Double glazed window to front, ceiling downlights, carpet, wall mounted radiator

Bathroom

Privacy double glazed window to rear, tiled flooring, bath with shower unit, toilet, pedestal sink with taps, corner shower cubicle with thermostatic shower unit, ceiling downlights

Rear Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, laid lawn, patio area, Hedge shrubs

Garage

Double glazed window to garden, Lino flooring, door to rear, ceiling light



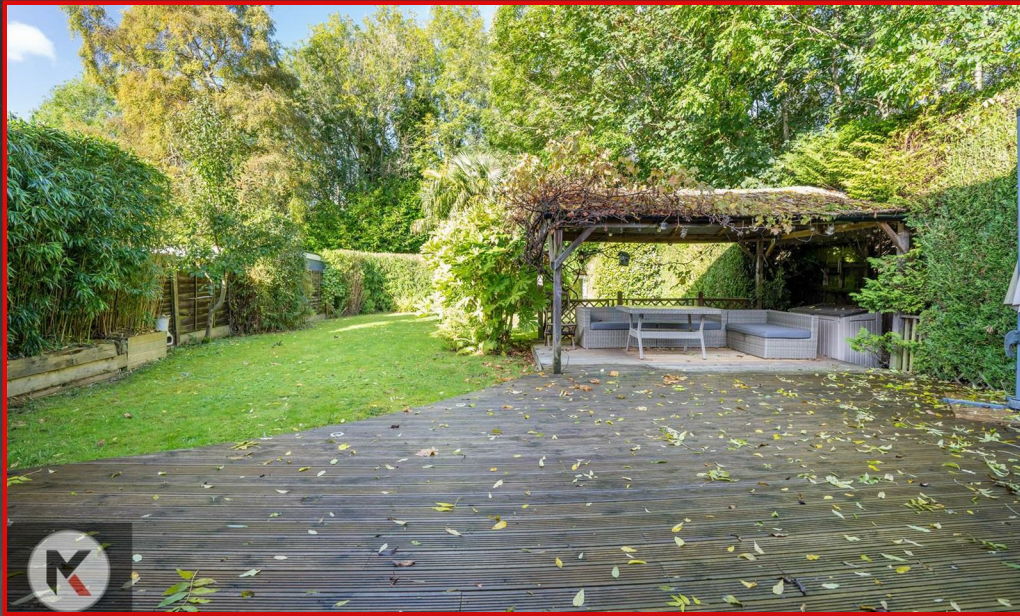
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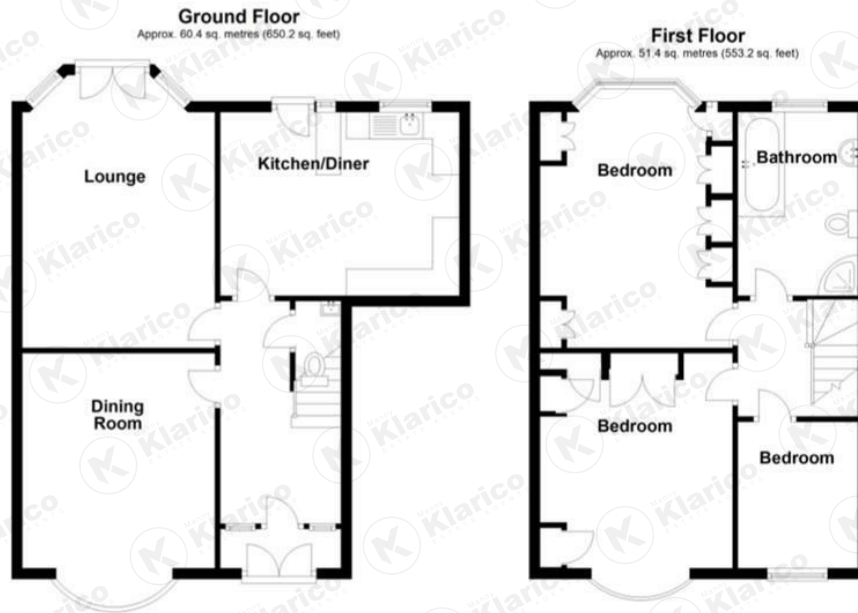


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Floorplan 1



Total area: approx. 111.8 sq. metres (1203.4 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		74	EU Directive 2002/91/EC
England & Wales		England & Wales	
56		56	

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