

Colebourne Road,



5 2 3 D

£385,000



# Colebourne Road,

- Semi-Detached
- 5 Bedrooms
- Off-Road Parking
- Double Glazing
- Ideal Family Home
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden, Out Building
- Gas Central Heating
- Ideal Buy to Let

## Tenure: Freehold Council Tax Band: B

Nestled on the charming Colebourne Road in Birmingham, this semi-detached house offers a wonderful opportunity for those seeking a spacious family home. With a generous 1,608 square feet of living space, the property boasts five well-proportioned bedrooms, making it ideal for larger families or those who desire extra room for guests or a home office.

The house features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. Additionally, the three bathrooms provide ample facilities for a busy household, ensuring convenience and comfort for all residents.

Constructed in the late 1940s, this property retains a sense of character while offering the potential for modernization. While some work is required to bring it up to your personal standards, the good-sized rooms present a blank canvas for your creative vision.

Parking is a breeze with space for two vehicles, a valuable asset in this bustling area. The location on Colebourne Road is well-connected, providing easy access to local amenities, schools, and transport links, making it a practical choice for families and commuters alike.

In summary, this semi-detached house on Colebourne Road is a promising prospect for those looking to invest in a spacious family home with the potential for personalization. With its ample bedrooms, multiple bathrooms, and inviting reception areas, it is a property that invites you to make it your own.

## Directions

### Reception

**3.30m x 3.57m (10'10" x 11'9")**  
Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights, skirting

### Living Room

**4.11m x 3.02m (13'6" x 9'11")**  
Double glazed sliding patio door to rear, laminate flooring, ceiling light, skirting, wall mounted radiator

### Study

**3.21m x 1.95m (10'6" x 6'5")**  
Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light

### Kitchen

**2.00m x 4.16m (6'7" x 13'8")**  
Double glazed window to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, gas cooker and extractor fan

### Utility

**1.84m x 1.95m (6'0" x 6'5")**  
Laminate flooring, ceiling lights, skirting

### Shower Room

**2.18m x 1.80m (7'2" x 5'11")**  
Privacy double glazed window to side, tile flooring, wall tiles, shower unit, pedestal sink with mixer tap, heated towel rail

### Bedroom 1

**3.82m x 3.33m (12'6" x 10'11")**  
Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

### En-suite

**2.17m x 1.89m (7'1" x 6'2")**  
Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, pedestal sink with mixer tap, heated towel rail, extractor fan

### Bedroom 2

**3.63m x 3.33m (11'11" x 10'11")**  
Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 3

**2.55m x 1.89m (8'4" x 6'2")**  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 4

**4.16m x 1.95m (13'8" x 6'5")**  
Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bedroom 5

**4.86m x 5.58m (15'11" x 18'4")**  
Double glazed Velux windows, carpet flooring, wall mounted radiator, skirting, ceiling light

### Bathroom

**3.14m x 1.82m (10'4" x 6'0")**  
Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail, extractor fan

### Out Building

Two windows to front, single glazed door to garden, worktop

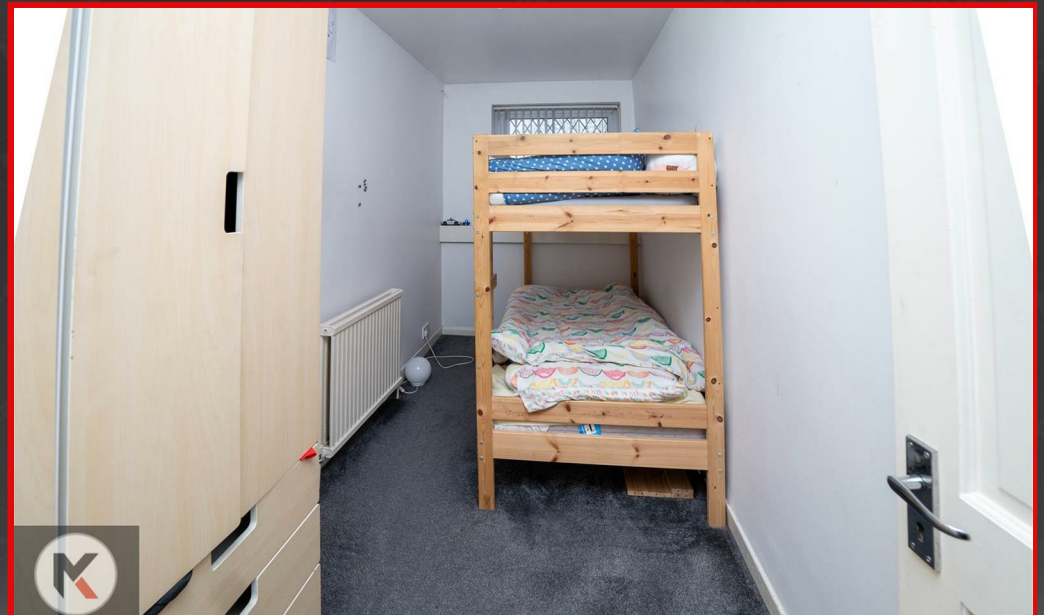
### Garden

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



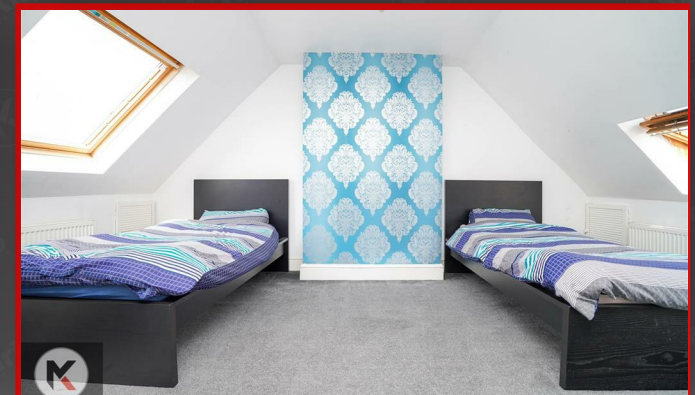
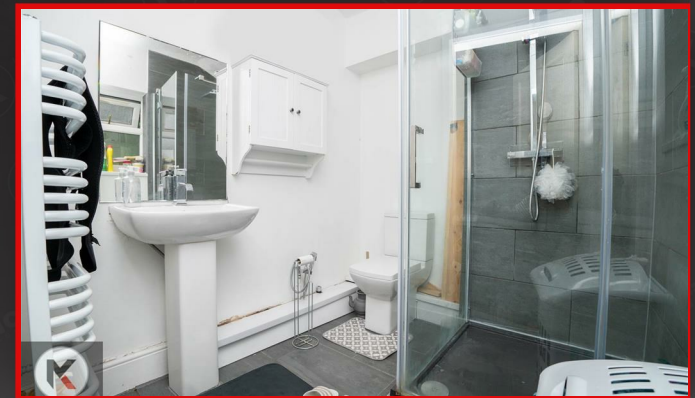
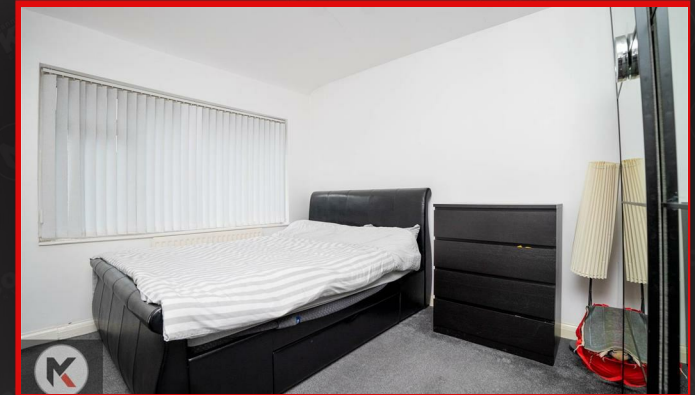


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Manny  
**Klarico**  
ESTATE AGENTS



Total area: approx. 149.4 sq. metres (1607.7 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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