

Colebourne Road,



Offers Over £445,900

Nestled on the charming Colebourne Road in Birmingham, this well-presented detached house offers a delightful blend of space and comfort, perfect for family living. With a generous 1,832 square feet of living space, the property boasts two inviting reception rooms that provide ample room for relaxation and entertaining guests.

The home features four spacious bedrooms, ensuring that everyone has their own private retreat. The two well-appointed bathrooms add convenience for busy mornings and family life. Built in the 1920s, this property retains a sense of character while benefiting from modern enhancements, including external wall insulation, contributing to its impressive Energy Performance Certificate rating of C.

For those with vehicles, the property offers parking for up to four cars, a rare find in urban settings. Families will appreciate being within the catchment area of outstanding primary schools, including Our Lady of Lourdes Catholic Primary School and Billesley Primary School, making this location ideal for those with young children.

In summary, this detached house on Colebourne Road is a fantastic opportunity for anyone seeking a spacious and well-located family home in Birmingham. With its blend of character, modern amenities, and proximity to excellent schools, it is sure to attract interest from discerning buyers.





## Colebourne Road,

- Detached
- 4 Bedrooms
- Locked garage
- Double Glazing
- Great Condition
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Off-Road Parking
- Gas Central Heating
- Ideal Family Home

### Reception

15'1" x 12'0" (4.61m x 3.65m)

Double glazed bay window to front, laminate flooring, gas fire place, wall mounted radiator, ceiling lights, skirting, coving to ceiling

### Lounge/Dining Room

23'8" x 12'0" (7.21m x 3.65m)

Double glazed window to rear, double glazed Velux windows, double glazed door to rear, laminate flooring, chimney breast, ceiling light, skirting, under floor heating

### Kitchen

9'9" x 10'6" (2.96m x 3.19m)

Double glazed window to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer

### Utility

12'7" x 4'11" (3.84m x 1.51m)

Double glazed door to garden, storage units, worktop, tile flooring, Plumbing for white goods

### WC

2'11" x 4'11" (0.88m x 1.51m)

Tile flooring, pedestal sink with mixer tap, toilet, ceiling light, heated towel rail

### Garage

12'6" x 8'10" (3.82m x 2.70m)

Garage door, ceiling light, concrete flooring, door to utility

### Bedroom 1

18'2" x 11'0" (5.53m x 3.35m)

Double glazed window to front rear, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up wardrobes

### Bedroom 2

11'6" x 12'0" (3.50m x 3.66m)

Double glazed window to front, laminate flooring, wall mounted radiator, skirting, ceiling light, Built up storage

### Bedroom 3

10'3" x 11'0" (3.12m x 3.35m)

Double glazed window to rear, laminate flooring, wall mounted radiator, skirting, ceiling light

### WC

Tile flooring, toilet, ceiling light, wall mounted radiator

### Bathroom

6'2" x 9'5" (1.88m x 2.87m)

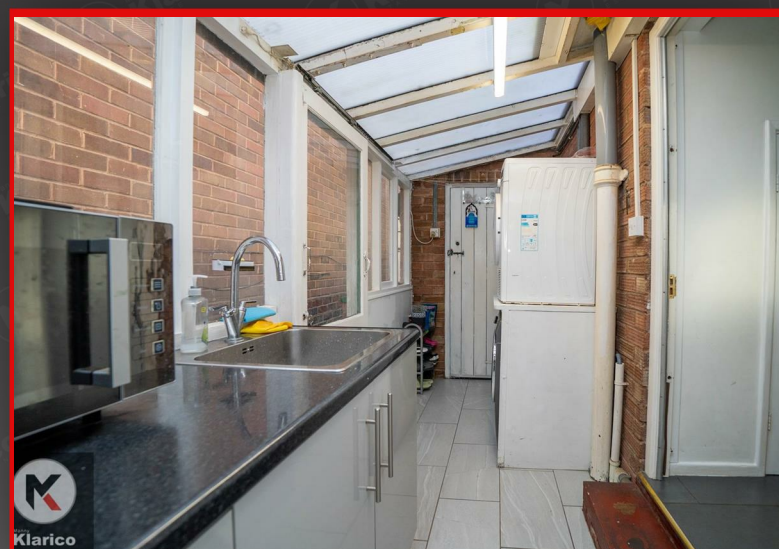
Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit, pedestal sink with mixer tap, heated towel rail

## Directions





Colebourne Road,



#### Bedroom 4

17'9" x 10'11" (5.40m x 3.32m)

Double glazed Velux windows, carpet flooring, wall mounted radiator, skirting, ceiling light, Built up storages

#### En-suite

5'10" x 4'10" (1.77m x 1.47m)

Privacy double glazed window to rear, tile flooring, wall tiles, shower unit, pedestal sink with mixer tap, heated towel rail

#### Garden

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



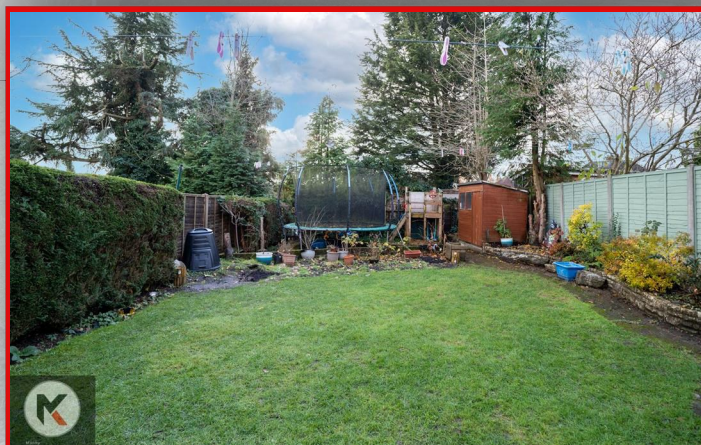


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Total area: approx. 170.2 sq. metres (1831.5 sq. feet)

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.



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