

for sale

£315,000 Freehold



Colebourne Road Birmingham B13 0HB

Public Notice

Address: 109 Colebourne Road, Birmingham, B13 0HB. We are acting in the sale of the above property and have received an offer of £315,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

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Property Details

Entrance Hall

Door and window to front, electric meter, under stairs storage, stairs to first floor, doors to

Lounge 14' 1" into bay x 10' 10" into chimney breast (4.29m into bay x 3.30m into chimney breast)

With double-glazed bay window to front, wall mounted radiator.

Dining Room 13' x 9' 8" (3.96m x 2.95m)

Double-glazed French doors and windows to rear elevation, wall mounted radiator.

Extended Breakfast Kitchen 16' 4" x 9' 10" (4.98m x 3.00m)

Double glazed window and door to rear, a range of wall and base units, tiled splash back, gas hob, one and half bowl drainer sink, wall mounted radiator, door to

Office/Playroom 13' 1" x 7' 1" (3.99m x 2.16m)

With double-glazed window to front, skylight, wall mounted radiator.

Landing

Double glazed window to side, loft access, doors to

Bedroom One 14' 2" x 7' 8" (4.32m x 2.34m)

Double glazed window to rear, wall mounted radiator.

Bedroom Two 8' 8" x 8' 10" (2.64m x 2.69m)

Double glazed bay window to front, wall mounted radiator.

Bedroom Three 13' 1" x 9' 9" (3.99m x 2.97m)

Double glazed window to front, wall mounted radiator.

Bathroom

Double glazed window to side, bathtub with fittings for over bath shower, low level W.C, hand wash basin, heated towel rail.

Front Of Property

Paved for off-road parking

Rear Garden

Patio leading to lawn with flowerbed surround and path, leading to rear lawn with further mature flowerbeds.





directions to this property:

Colebourne Road can be found running between Brook Lane and Trittiford Road

To view this property please contact Connells on

T 0121 443 3357
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93 High Street Kings Heath
 BIRMINGHAM B14 7BW

Property Ref: KTH310522 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: C

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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