



**Coleshill Road, Birmingham B36 8BQ**

**welcome to**

## **Colehill Road, Birmingham**

\*\*\*TRADITIONAL DETACHED HOUSE\*\*\* THREE BEDROOMS \*\*\* TWO RECEPTION ROOMS \*\*\* SIDE GARAGE \*\*\*OFF ROAD PARKING\*\*\*NO UPWARD CHAIN\*\*\*DOWNSTAIRS GUEST WC \*\*\* POPULAR RESIDENTIAL LOCATION\*\*\*

### **Approach**

Driveway to fore providing off road parking and giving access to side garage, raised lawn area enclosed by hedging. Step to front door opening into;

### **Entrance Hallway**

Cupboard housing meters, central heating radiator, cupboard housing water tank, stairs rising to first floor landing and doors off to;

### **Reception Room One**

15' 8" into the bay x 12' 9" max ( 4.78m into the bay x 3.89m max )

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

### **Reception Room Two**

16' 9" max x 11' 9" into chimney recess ( 5.11m max x 3.58m into chimney recess )

Double glazed window and double doors to rear elevation and garden, two central heating radiators, gas fire, coving to ceiling.

### **Kitchen**

9' 8" x 7' 9" ( 2.95m x 2.36m )

Range of matching wall and base units with roll edge work surfaces over incorporating single bowl, single drainer sink with mixer tap over. Integrated oven and four ring gas hob with extractor fan over. Under counter recess suitable for fridge and freezer. Part tiling to walls and splash back areas. Central heating radiator. Coving and spot lights to ceiling. Double glazed window to rear elevation. Glazed door into garage.

### **Garage**

28' 10" x 7' 4" ( 8.79m x 2.24m )

Double doors out to front driveway, double glazed

window to rear elevation and double glazed door into garden. Wall mounted boiler, central heating radiator.

### **Downstairs Guest Wc**

Opaque window to side elevation, Low level flush comfort height WC, vanity unit incorporating wash hand basin, tiling to splash back area, central heated towel rail, coving to ceiling.

### **First Floor Laning**

Hatch to loft, opaque double glazed window to side elevation, doors off to;

### **Bedroom One**

16' 2" into bay x 12' to fitted wardrobe ( 4.93m into bay x 3.66m to fitted wardrobe )

Double glazed bay window to front elevation, central heating radiator, fitted wardrobes to one wall, coving to ceiling.

### **Bedroom Two**

11' 5" x 9' 9" to fitted wardrobe ( 3.48m x 2.97m to fitted wardrobe )

Double glazed window to rear elevation, central heating radiator, fitted wardrobes to one wall with mirrored sliding doors, coving to ceiling.

### **Bedroom Three**

9' 9" x 9' ( 2.97m x 2.74m )

Double glazed widow to rear elevation, central heating radiator, coving to ceiling.

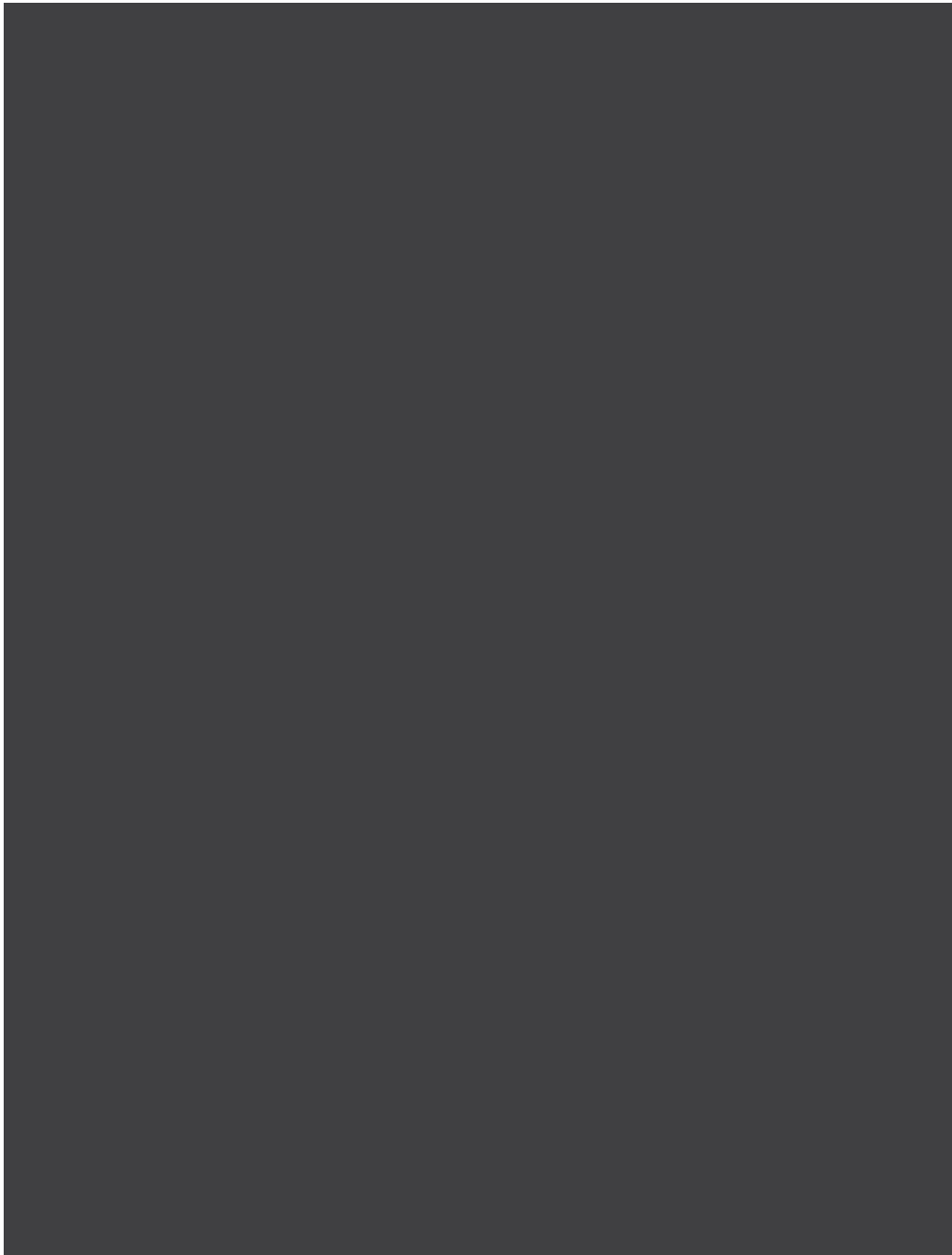
### **Bathroom**

Two opaque double glazed widows to side and front elevations, panelled bath, low level flush comfort height WC, pedestal wash hand basin, central heating radiator and heated towel rail, tiling to walls.

### **Rear Garden**

Enclosed rear garden with block paved patio area, remainder mainly laid to lawn with mature shrubs, paneled fencing and hedges to boundaries, outside cold water tap,





**welcome to**  
**Colehill Road,**  
**Birmingham**

- TRADITIONAL DETACHED HOUSE
- SIDE GARAGE (OFFERING SCOPE TO EXTEND OVER SUBJECT TO PLANNING)
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers over  
**£400,000**



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