



**Coleraine Road, Birmingham B42 1LN**



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## **Coleraine Road, Birmingham**

Three-bedroom semi-detached home on Coleraine Road, Great Barr, in need of modernisation. Features include an extended lounge, dining room, extended kitchen, ground floor wet room, three bedrooms, family bathroom, driveway, rear garden, side access, and a rear garage.

### **Auctioneer's Comments**

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### **Agent Note**

Council Tax Band C

### **Approach**

Paved driveway with dropped curb, UPVC door to side access, Sliding door into

### **Porch**

Door into

### **Entance Hall**

Stairs to the first floor, radiator, understair store cupboard, ceiling light point, doors to

### **Dining Room**

10' 7" into bay x 9' 6" ( 3.23m into bay x 2.90m )  
Bay window to the front, radiator, ceiling light point

### **Extended Lounge**

20' x 9' 6" ( 6.10m x 2.90m )  
Patio door to the rear, two radiators, two ceiling light points, four wall lights

### **Extended Kitchen**

Irregular Shaped Room 16' 5" x 13' 2" ( 5.00m x 4.01m)  
Double glazed window to the rear, a range of base units with worksurface over, stainless steel sink and drainer, gas hob with extractor over, wall mounted central heating boiler, plumbing for washing machine, radiator, UPVC door to the rear garden, door into

### **Side Access**

UPVC door to the front, ceiling light point, door to

### **Wet Room**

Wet room shower, low level wc, wash hand basing ceiling light point, tiled floor and walls





### **Landing**

Window to the side, loft access, ceiling light point, doors to

### **Bedroom One**

13' into bay x 9' 6" ( 3.96m into bay x 2.90m )

Bay window to the front, radiator, ceiling light point, fitted wardrobes

### **Bedroom Two**

12' 1" x 9' 1" ( 3.68m x 2.77m )

Window to the rear, radiator, ceiling light point, fitted wardrobes

### **Bedroom Three**

6' 2" x 5' 8" ( 1.88m x 1.73m )

Window to the front, radiator, ceiling light point

### **Bathroom**

Window to the rear, paneled bath with mixer tap and shower over, low level wc, radiator, pedestal wash hand basin, ceiling light point

### **Rear Garden**

Slabbed rear garden with brick borders, gate to the rear, UPVC door into

### **Rear Garage**

Electric up and over door to the front, double glazed window to the rear, two ceiling light points, powerpoints and servicing pit



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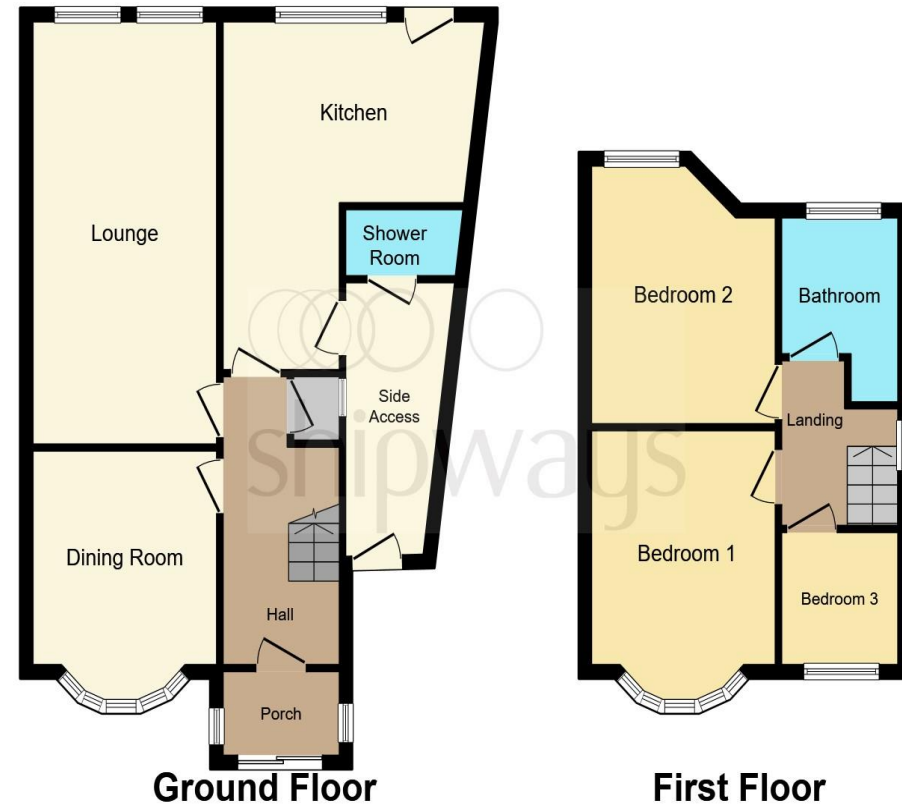
## Coleraine Road, Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended Semi Detached
- Three Bedrooms

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: C

guide price

**£200,000**



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](http://www.focalagent.com)

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