



Cole Valley Road, Birmingham B28 0DD

welcome to

Cole Valley Road, Birmingham

A beautifully presented and deceptively spacious, traditional three bedroom semi-detached situated in the popular residential area of Hall Green. The home is in close proximity to local amenities such as schools, shops, eateries and transport links such as Yardley Wood train station.

Agent Note

The Council Tax Band is C.

Entrance Porch

Open canopy porch.

Entrance Hall

Obscure double glazed door to front. Obscure double glazed window to front. Central heating radiator.

Lounge

11' 4" excuding bay x 11' 4" into recess (3.45m excuding bay x 3.45m into recess)
Double glazed bay window to front. Central heating radiator and gas fire.

Second Reception Room

11' 4" plus door recess x 11' 3" (3.45m plus door recess x 3.43m)
Double glazed door to rear. Ceiling fan and fireplace.

Conservatory

11' 11" plus door recess x 7' 10" (3.63m plus door recess x 2.39m)
Obscure double glazed windows to side. Double glazed door to rear. Central heating radiator,

Kitchen

11' 11" plus door recess x 10' 1" (3.63m plus door recess x 3.07m)
Double glazed door and window to rear. A range of wall and base units with sink/drainer and breakfast bar. Integrated appliances (fridge & dishwasher). Space for free standing appliances (cooker with extractor hood over). Central heating radiator and tiling to splash prone areas.

Utility Area

5' 8" plus door recess x 8' 1" (1.73m plus door recess x 2.46m)
Double glazed door to side. A range of wall and base units with space for free standing appliances (washing machine). Tiling to splash prone areas.

Lean To

Door to front. Space for free standing appliances.

Landing

Obscure single glazed window to side. Access to loft.

Bedroom One

13' 8" into bay x 10' into recess (4.17m into bay x 3.05m into recess)
Double glazed bay window to front. Central heating radiator.

Bedroom Two

11' 5" x 10' 8" (3.48m x 3.25m)
Double glazed window to rear. Central heating radiator and ceiling fan. Fitted wardrobes.

Bedroom Three

6' 6" x 6' 2" (1.98m x 1.88m)
Double glazed window to front. Central heating radiator.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with vanity unit, shower cubicle and bath. Floor to ceiling tiles, heated towel rail and access to storage cupboard (housing the boiler).

Front Garden

Steps ascending to the open canopy porch.





Rear Garden

Patio area with steps ascending to laid lawn. Gravel, pond and space for shed.

Parking

Off road parking.



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Cole Valley Road, Birmingham

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS & CONSERVATORY
- GUEST WC
- EXTENDED KITCHEN
- BATHROOM

Tenure: Freehold EPC Rating: E

£375,000



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

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