



Cole Valley Road, Birmingham B28 0DD

welcome to

Cole Valley Road, Birmingham

**** NO UPWARD CHAIN ** THREE BEDROOMS ** DETACHED ** POTENTIAL TO EXTEND STPP ** GENEROUS SIZED GARDEN ** TWO RECEPTION ROOMS ** EXCELLENT LOCATION ****

Agent Note

This property is council tax band C.

Cloakroom

Single glazed window to side, ceiling light point, cupboard.

Lounge

17' 3" into bay. x 16' 1" (5.26m into bay. x 4.90m)
Double glazed bay window to front, ceiling light point, fireplace, 2 radiators.

Dining Room

15' 3" x 10' 6" (4.65m x 3.20m)
Double glazed window & door to rear, 2 ceiling light points, radiator, fireplace, wall light.

Kitchen

17' 3" x 6' 4" (5.26m x 1.93m)
Radiator, spotlights, range of wall & base cupboard with worktops over, integrated cooker & grill, gas hob.

Conservatory

12' 5" x 9' 7" (3.78m x 2.92m)
Double glazed sliding doors to rear, double glazed door to rear, double glazed windows to side, 2 wall lights, ceiling light point, cupboards, worktops, radiator.

Landing

Single glazed window to the side, wall light, loft hatch.

Bedroom 1

15' 8" into bay. x 9' 9" to wardrobes. (4.78m into bay. x 2.97m to wardrobes.)
Double glazed bay window to front, ceiling light point, radiator, built in wardrobes.

Bedroom 2

13' 3" x 10' 3" (4.04m x 3.12m)
Double glazed window to rear, ceiling light point, radiator.

Bedroom 3

8' 3" x 6' 2" (2.51m x 1.88m)
Double glazed window to front, ceiling light point, radiator.

Bathroom

Double glazed obscure window to rear, ceiling light point, 2 radiators, shower cubical, wash hand basin, low level flush w/c.

Front Garden

Driveway, laid to lawn, patio.

Rear Garden

Laid to lawn, patio, outbuilding.





view this property online shipways.co.uk/Property/SLY110292



welcome to

Cole Valley Road, Birmingham

- NO UPWARD CHAIN
- THREE BEDROOMS
- GENEROUS SIZED REAR GARDEN
- DETACHED
- TWO RECEPTION ROOMS

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

offers over
£350,000



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

view this property online shipways.co.uk/Property/SLY110292



Property Ref:
SLY110292 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



0121 744 4595



shirley@shipways.co.uk



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



shipways.co.uk