

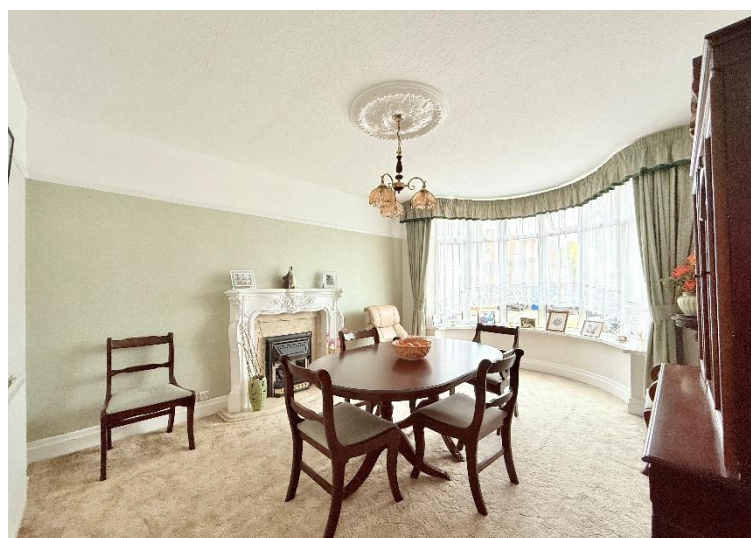


**Colebourne Road**  
Kings Heath, Birmingham

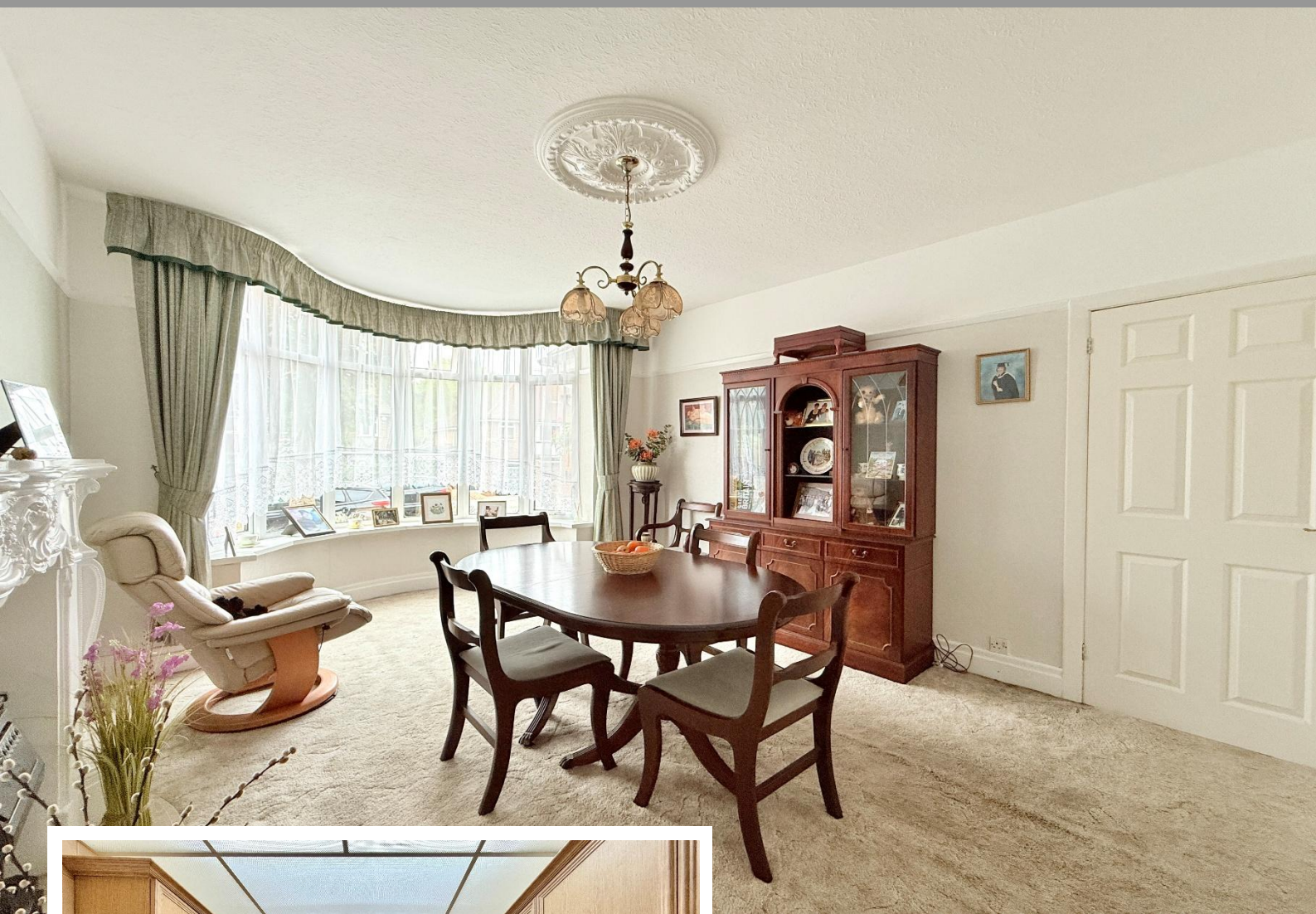
- A Well Maintained & Spacious Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Large Utility Room
- Kitchen
- Guest WC
- Potential For Extension (STPP)

**OIRO £380,000**

Current EPC Rating 61 (D)  
Current Council Tax Band D







## Property Description

A well maintained & spacious detached family home with potential for extension & conversion STPP, three double bedrooms, two reception rooms, kitchen, large utility room, guest WC, four piece family bathroom, garage, off road parking and delightful rear garden

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges  
Current council tax band – D





## Rooms & Measurements

Entrance Hall

Dining Room to Front  
4.88m into bay x 3.51m (16'0" x 11'6")

Lounge to Rear  
5m x 3.35m (16'5" into bay x 11'0")

Kitchen to Rear  
2.24m x 3.89m into bay (7'4" x 12'9")

Spacious Utility Room to Rear  
2.44m x 4.29m (8'0" x 14'1")

Guest WC

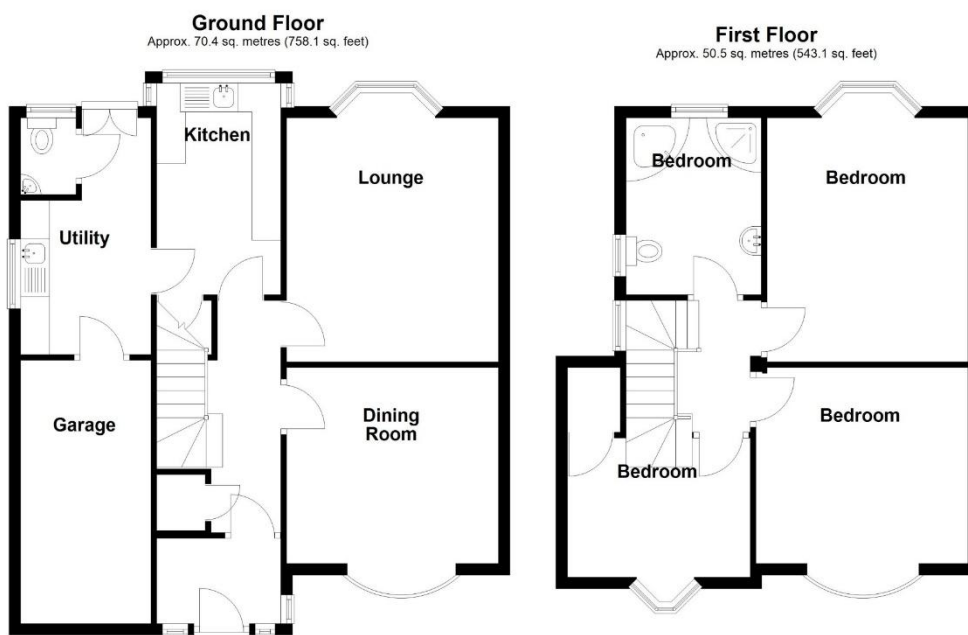
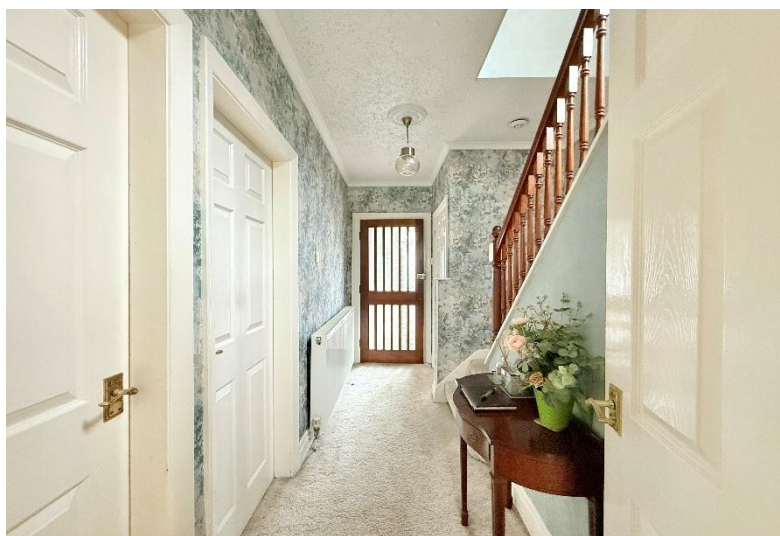
Bedroom One to Rear  
5.05m x 3.35m (16'7" x 11'0")

Bedroom Two to Front  
4.95m into bay x 3.48m (16'3" x 11'5")

Bedroom Three to Front  
3.28m x 2.74m (10'9" x 9'0")

Four Piece Family Bathroom to Rear  
2.24m x 2.57m (7'4" x 8'5")





Total area: approx. 120.9 sq. metres (1301.3 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.