



HERITAGE ESTATE AGENCY



114 Colebourne Road, Billesley, Birmingham, B13 0EX

£340,000

A Three Bedroom Property





Colebourne Road comprises in further detail:

The property is set back from the road and approached via gated fore garden with dwarf wall to front, lawn area with planted borders, driveway leading to garage/utility and leading to:

Open Canopy Porch

Main entrance door opening to:

Entrance Hallway

Window with stained glass inset to front aspect, ceiling spot lights, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Obscured window to side aspect, ceiling spot lights, extractor fan, heated towel rail, wall mounted wash hand basin and low level flush w.c.

Lounge/Dining Area 28'5" max x 10'10" max

Bay window to front aspect, bay window with door to rear aspect opening to rear garden, ceiling spot lights, breakfast bar area, four radiators and opening to:

Kitchen Area 10' x 12'1"

Two windows to rear aspect, door to rear aspect opening to rear garden, ceiling spot lights, two wall mounted light points, two radiators and a fitted kitchen comprising: a range of drawer and base units with work surfaces over, inset one and a half bowl sink and drainer unit with mixer tap over, integrated oven with five ring gas hob and extractor hood over, integrated fridge, dish washer and door to:

Garage/Utility 14'4" x 6'9" > 5'4" min

Obscured window to side aspect, double doors to front aspect, ceiling strip light, wall mounted gas boiler, tiled

flooring, a range of wall and base units with work surfaces over, inset sink and drainer unit with mixer tap over, plumbing for washing machine. space for under counter freezer and tumble dryer.

First Floor Accommodation

Leading from the entrance hallway stairs rise to first floor accommodation leading onto:

Landing

Window with stained glass inset to side aspect, ceiling spot lights, loft access and doors to:

Bedroom One 15'5" max x 10'10"

Bay window to rear aspect, ceiling spot lights and radiator.

Bedroom Two 13'7" max x 10'10"

Bay window to front aspect, ceiling spot lights and radiator.

Bedroom Three 7'1" x 6'9"

Window to front aspect, ceiling spot lights and radiator.

Bathroom 7'3" max x 6'7" max

Obscured window to side aspect, window to rear aspect, ceiling spot lights, extractor fan, radiator, heated towel rail and a bathroom suite comprising: tiled shower cubicle with electric shower over, free standing bath with mixer tap over, pedestal wash hand basin with mixer tap over and low level flush w.c.

Outside

Rear Garden

Accessed via the lounge/dining area or the kitchen and area and benefits from paved seating area with steps down to lawn area, hedgerows to sides, mature fruit tree and further paved area to rear with potting shed.





Agent Notes:

1. We have not been able to verify whether works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

2. We are advised by the vendors of Colebourne Road that the rear garden backs on to Colebourne Road Allotments.

The vendors have provided the information relating to the above. Heritage Estate Agency Limited would stress that they have not checked the legal documentation to verify the status of the property or the information provided by the vendors and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor that all mains drainage, gas, electricity and water are

connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

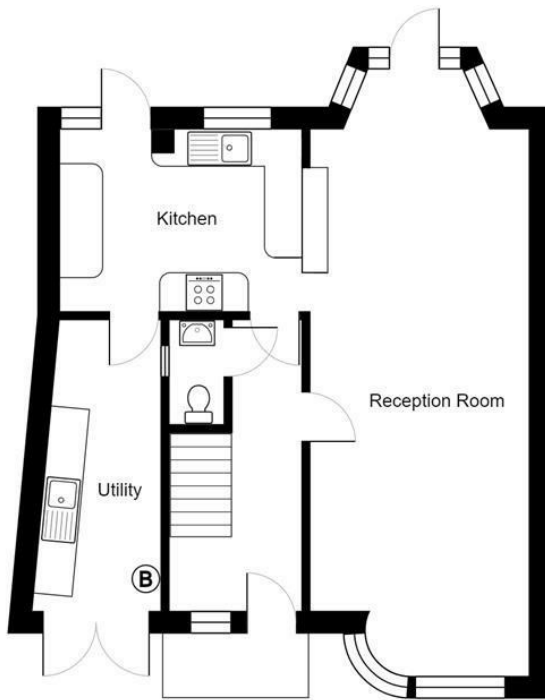
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band C

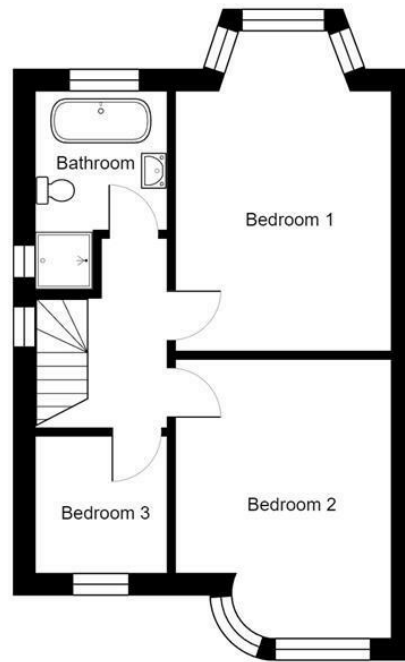




Ground Floor
Area: approx 58.3 m² ... 628 ft²



First Floor
Area: approx 44.3 m² ... 476 ft²



114 Colebourne Road

Total Area: approx 102.6 m² ... 1104 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

