



HERITAGE ESTATE AGENCY



135 Colebourne Road, Billesley, Birmingham, B13 0HB

Offers In Excess Of £350,000

A Three Bedroom Property





Colebourne Road comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, shaped planted bed, block paved driveway leading to garage and steps up to main entrance door opening to:

Entrance Porch

Ceiling spot lights, tiled flooring and door to:

Entrance Hallway

Window to front aspect, ceiling spot lights, part panelled walls, electric meter, wood flooring, stairs rising to first floor accommodation, radiator and doors to:

Lounge 13'7" max x 11' max

Bay window to front aspect, ceiling light point, feature beams to ceiling, wood flooring, radiator and feature brick chimney breast with tiled hearth.

Kitchen/Dining Room 22' max x 16'8" excl door recess

Window to rear aspect, French style doors to rear aspect opening to rear aspect, two Velux windows, ceiling light point, ceiling spot lights, wood flooring, two radiators, feature brick chimney breast with log burner set on tiled hearth and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset dual sink unit with mixer tap over, integrated eye level double oven and induction hob with extractor hood over, integrated dish washer, space for fridge/freezer, central island with breakfast bar and doors to:

Under Stair Storage Pantry

Window to side aspect.

Garage 25'10" max x 8' max

Double doors to front aspect, obscured window to side aspect, further window to side aspect, door to rear aspect opening to rear garden, ceiling light point, fitted units with work surfaces over, inset sink and drainer unit with mixer tap over, plumbing for washing machine, space for tumble dryer, wall mounted boiler and door to:

Ground Floor W.C.

Window to rear aspect, ceiling light point and low level flush w.c.

First Floor Accommodation

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

Landing

Obscured window to side aspect, ceiling light point, loft access, part panelled walls and doors to:

Bedroom One 14' into bay x 9'10" max

Bay window to front aspect, ceiling light point and fitted wardrobes.

Bedroom Two 12'6" max x 9'9" max

Window to rear aspect, ceiling light point, radiator and fitted wardrobes.

Bedroom Three 8'9" x 6'6"

Oriel window to front aspect, ceiling light point and radiator.

Bathroom 6'4" x 6'6"

Two obscured windows to side aspect, ceiling light





point, extractor fan, part tiled walls, tiled flooring, heated towel rail and a fitted bathroom suite comprising: P shaped bath with mixer tap and shower attachment over, pedestal wash hand basin and low level flush w.c.

Outside

Rear Garden

Accessed via the kitchen/dining room or the garage and benefits from paved patio, lawn area, pathway with planted bed to side leading to steps up to double doors opening to:

Garden Room 9'10" x 15'5"

Window to front aspect, two ceiling light points, wood effect flooring, ceiling mounted electric heater and electric points.

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

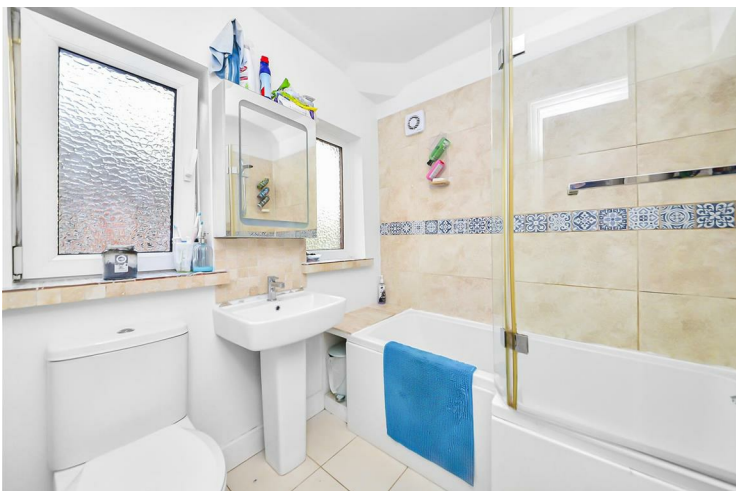
The agent understands that the property is Freehold/Leasehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

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

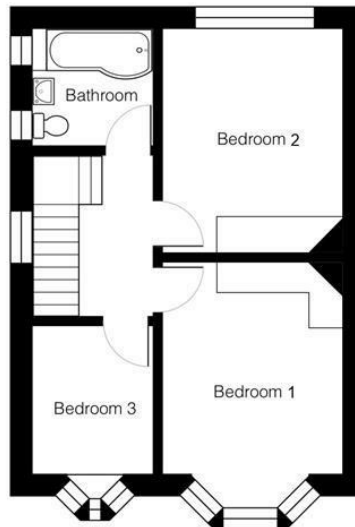




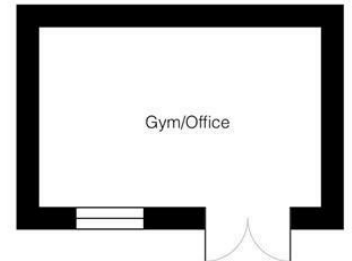
Ground Floor
Area: approx 75.6 m² ... 814 ft²



First Floor
Area: approx 39.4 m² ... 424 ft²



Garden Outbuilding



135 Colebourne Road, Billesley, Birmingham.

Total Area: approx 114.9 m² ... 1237 ft² (excluding gym/office)

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.

