



HERITAGE ESTATE AGENCY



14 Colebourne Road, Billesley, Birmingham, B13 0EY
£475,000

A Four Bedroom Detached 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, planted beds, driveway leading to gated side access, garage and main entrance door opening to:

Entrance Vestibule

Ceiling light point, tiled flooring and door with stained glass panel opening to:

Entrance Hallway

Two stained glass windows to front aspect, ceiling light point, wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Obscured internal window to side aspect, ceiling light point, wood effect flooring, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Reception Room One 15'1" max x 10'11" max

Bay window to front aspect, coved ceiling, ceiling light point, radiator and feature fire surround with coal effect electric stove set on hearth.

Reception Room Two 15'8" max x 10'11" max

Bay window with French style doors to rear aspect opening to rear garden, coved ceiling, ceiling light point, radiator and feature fire surround with inset gas fire set on hearth.

Dining Kitchen 19'7" max x 13'6" max

Window to rear aspect, Velux window, French style doors to side aspect opening to rear garden, ceiling spot lights, tiled flooring, two radiators and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, integrated eye level double oven and inset five ring gas hob with extractor hood over, space for fridge/freezer and door to:

Utility Room

Obscured internal window to side aspect, door to side aspect opening to rear garden, ceiling light point, under stair storage recess, plumbing for washing machine with space for tumble dryer above and door to:

Garage 13'4" x 7'6"

Double doors to front aspect, ceiling strip light, electric points, wall mounted boiler, wall mounted gas and electric meters.

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, stairs rising to second floor accommodation and doors to:

Bedroom Two 15'8" max x 11' max

Bay window to front aspect, ceiling light point, radiator and fitted wardrobes with double doors.

Bedroom Three 15'8" max x 10'11" max

Bay window to rear aspect, coved ceiling, ceiling light point, radiator and fitted wardrobes with double doors.

Bedroom Four 9'1" x 13'10"

Window to front aspect, obscured window to side aspect, ceiling light point, access to eaves storage, radiator and fitted triple wardrobe.

Family Bathroom 9'4" x 8'5"

Obscured windows to side and rear aspects, part tiled walls, wood effect flooring, radiator and a bathroom suite comprising: P shaped bath with mixer tap and shower over, pedestal wash hand basin and low level flush w.c.,

Second Floor Accommodation

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





Landing

Window to side aspect, ceiling light point and door to:

Bedroom One 22'10" max x 8'9" max

Window to rear aspect, Velux window, ceiling spot lights, access to eaves storage, built-in wardrobes and cupboards, radiator and door to:

En-Suite Shower Room

Obscured window to rear aspect, ceiling light point, extractor fan, part tiled walls, heated towel rail and a suite comprising: shower cubicle with wall mounted mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access, reception room two, the dining kitchen or the utility room and benefits from paved patio with steps down to further paved area, lawn area with planted beds to sides and double doors to:

Garden Office 7'6" x 11'6"

Double glazed windows to front and side aspects, wood effect flooring and electric points. (Insulated walls and WiFi)

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.

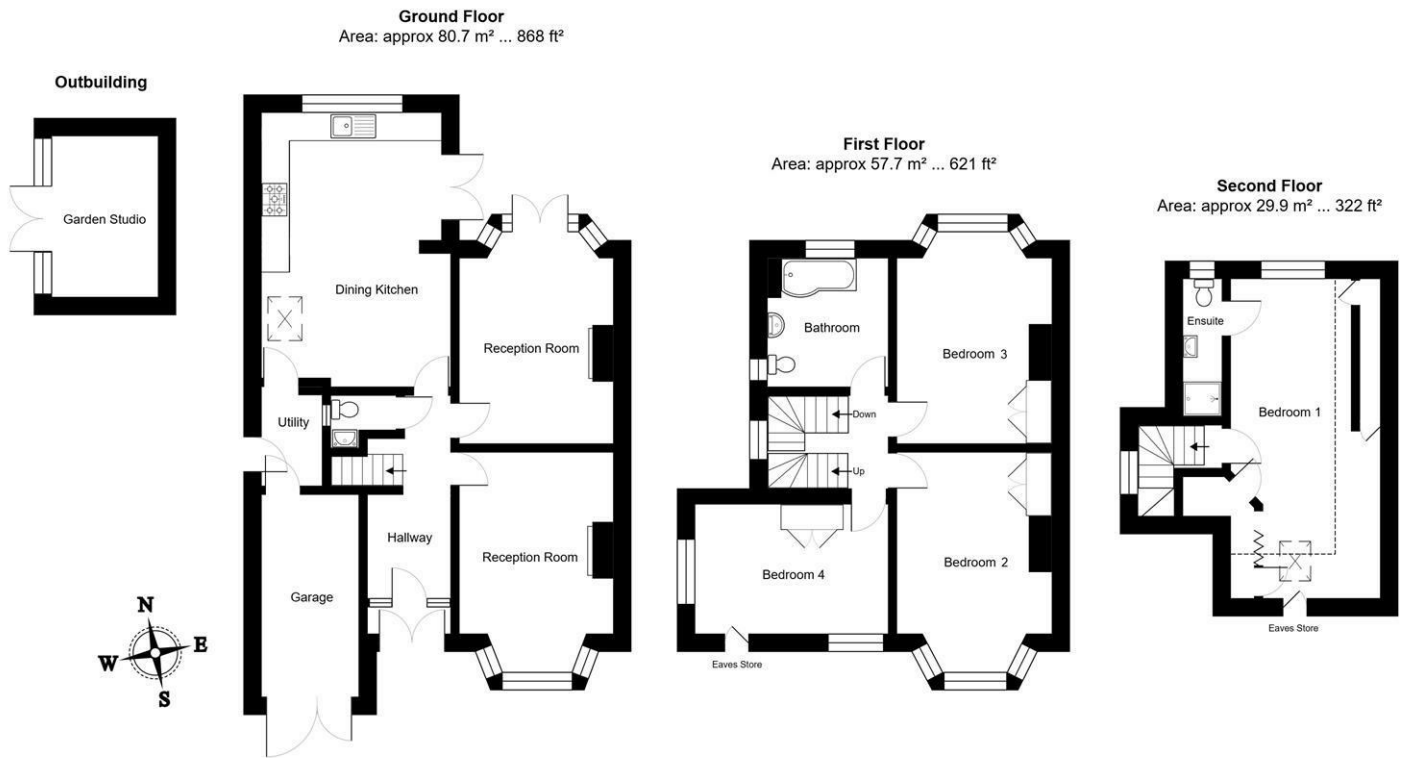
GENERAL INFORMATION

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 D





14 Colebourne Road, Billesley, B13 0EY.

Total Area: approx 168.3 m² ... 1811 ft² (excluding garden studio)

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.

