



HERITAGE ESTATE AGENCY



73 Colebourne Road, Billesley, Birmingham, B13 0EZ

Offers Over £400,000

A Three Bedroom Semi-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, lawn area, planted beds, block paved driveway with EV charger leading to gated side access and main entrance door opening to:

Entrance Vestibule

Wood effect flooring and door to:

Entrance Hallway

Ceiling spot lights, Herringbone style wood effect flooring, stairs rising to first floor accommodation, radiator and doors to:

Ground Floor W.C.

Ceiling spot lights, Herringbone style wood effect flooring, part tiled walls, heated towel rail, double doors to cupboard housing water heater, wall mounted wash hand basin and low level flush w.c.

Reception Room 19' max x 24'10" max

Five sky lights, bi-folding doors to rear garden, three windows to front aspect, window to rear aspect, four ceiling light points, Herringbone style wood effect flooring, two built-in storage cupboards, three radiators and log effect fire place. An irregular shaped room.

Breakfast Kitchen 24'4" x 11'

Window to front aspect, French style doors with windows to sides opening to rear garden, ceiling spot lights, three ceiling light points, tiled flooring, two radiators, and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink unit with mixer tap over, to integrated ovens

with five ring gas hob and extractor hood over, integrated microwave, plumbing for washing machine, space for fridge/freezer, central island unit with matching work surface, breakfast bar and cupboards below.

First Floor Accommodation

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

Landing

Two windows to side aspect, ceiling light point, loft access with pull down ladder, radiator and doors to:

Bedroom One 15' x 10'11"

Two windows to front aspect, ceiling spot lights, two ceiling light points, part panelled wall and radiator.

Bedroom Two 9' x 11'

Window to rear aspect, ceiling light point, part panelled wall and radiator.

Bedroom Three 7'9" x 7'2"

Window to front aspect, ceiling light point and radiator.

Bathroom

Obscured window to rear aspect, ceiling light point, tiled walls and flooring, extractor fan, electric shaver socket, heated towel rail and a bathroom suite comprising: P-shaped bath with shower over, shower screen, counter top wash hand basin with mixer tap over set on vanity unit and low level flush w.c.

Loft 16'3" max x 14'8" max

Two Velux windows and two ceiling light points. (With some restricted head height)





Outside

Rear Garden

Accessed via a gated side access, the reception room or breakfast kitchen and benefits from a patio area leading to lawn area with raised beds.

Agent Note:

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

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.

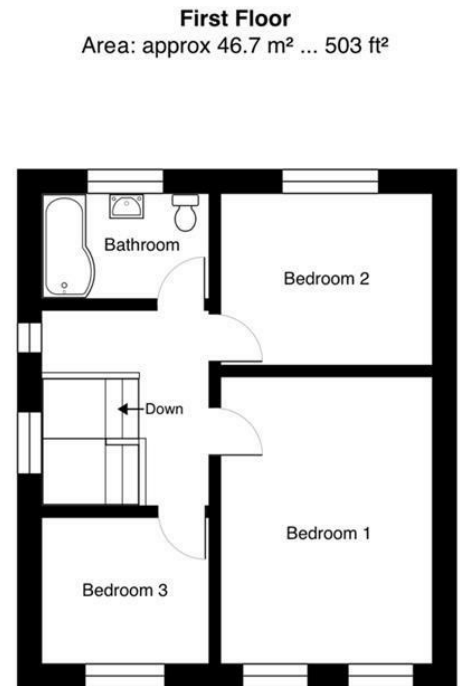
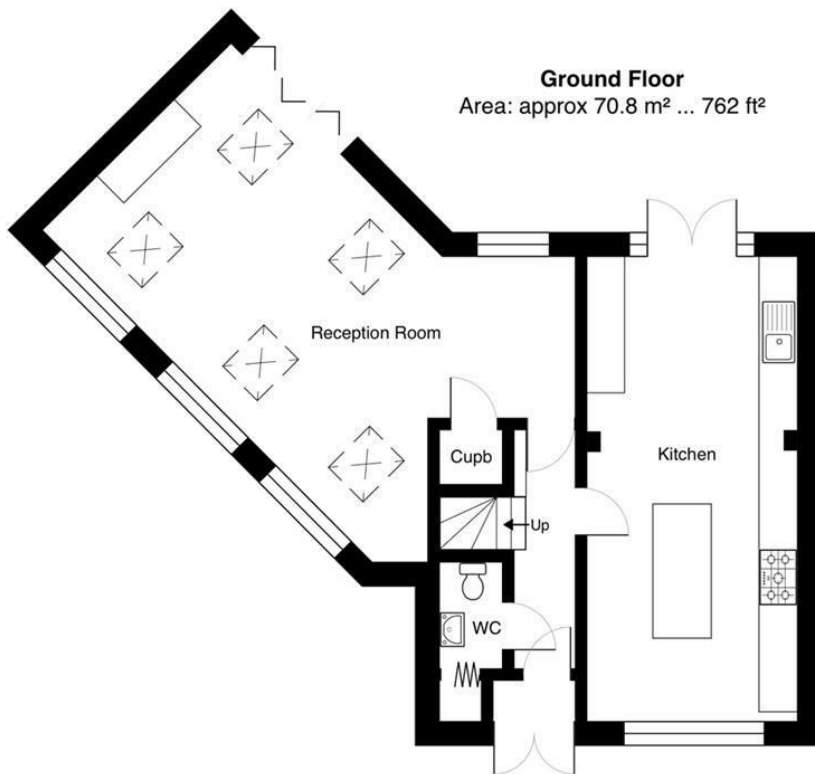
GENERAL INFORMATION

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





73 Colebourne Road, Billesley, Birmingham, B13 0EZ.

Total Area: approx 117.5 m² ... 1265 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.

