



HERITAGE ESTATE AGENCY



29 Colebourne Road, Billesley, Birmingham, B13 0EZ
£390,000

A Three Bedroom Detached Property



**Colebourne Road comprises in further detail:**

The property is set back from the road and approached via fore garden with part dwarf wall to front, lawn area with bed to side, driveway leading to gated side access, garage and step up to:

Open Canopy Porch

Obscured window to side aspect, wall mounted light point and main entrance door opening to:

Entrance Hallway 15' max x 6'5" max

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

Storage Cupboard

Obscured window to front aspect and light point.

Reception Room One 15' x 10'11" max

Window to front aspect, obscured window to side aspect, coved ceiling, ceiling light point, ceiling light point, wood effect flooring, radiator and feature fire surround with gas fire set on hearth.

Reception Room Two 12'6" x 10'11"

Window to rear aspect, ceiling light point, wall mounted light point, serving hatch to kitchen, wood effect flooring and radiator.

Kitchen 9'4" x 9'10"

Window to rear aspect, ceiling light point, wood effect flooring, radiator and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, tiled surrounds, inset one and a half bowl sink and drainer unit with mixer tap over, space for cooker with extractor hood over, space for under counter fridge and doors to:

Storage Pantry

Obscured window to side aspect, space for under counter freezer and shelving.

Lean To/Utility Room 12'8" x 5'

Windows and door to side aspect opening to rear garden, obscured window to side aspect, ceiling light point, base unit with work surface over, access to storage area, plumbing for washing machine, space for tumble dryer and doors to:

Garage 16'1" x 8'

Double doors to front aspect, obscured window to side aspect, two ceiling light points and fitted shelving.

Ground Floor W.C.

Obscured window to rear aspect, wall mounted light point, wall mounted boiler, radiator, wall mounted wash hand basin 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 spot lights, loft access and doors to:

Bedroom One 15' x 9' to wardrobes

Window to front aspect, ceiling light point, radiator and a range of fitted wardrobes with sliding doors.

Bedroom Two 12'6" x 10'9"

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

Bedroom Three 11'5" x 11'7"

Window to front aspect, ceiling light point and door to storage cupboard.

Shower Room 6'5" excl shower x 9'4" max

Obscured window to rear aspect, ceiling spot lights, extractor fan, tiled walls and flooring, wall mounted storage unit, radiator and a suite comprising: walk-in shower cubicle with





thermostatic shower over and additional shower head, dual wash hand basins with mixer tap over encased in vanity units, bidet spray and low level flush w.c.

Outside

Rear Garden

Accessed via a gated side access or the lean to/utility room and benefits from paved pathway leading to patio area, step up to further patio area with raised beds, lawn area with planted beds to sides, further paved area and shed.

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 D





Ground Floor
Area: approx 69.4 m² ... 748 ft²



First Floor
Area: approx 59.6 m² ... 641 ft²



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Total Area: approx 129.0 m² ... 1389 ft²

All measurements are approximate and for display purposes only.
Area figures are approximate only.
Please verify any information to be relied upon.
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.

