



Colonial Road, Birmingham



## Property Description

LOFT ROOM! This THREE Bedroom terrace which also has a LOFT ROOM is on a very popular road and is just ready to move into! With its OFF ROAD PARKING, good size garden as well as TWO RECEPTION ROOMS! This is a great FIRST TIME BUY or FAMILY HOME! CALL NOW!!!

## Approach

Paved driveway providing off road parking and iron gates to side.

## Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations, wood effect laminate flooring and door into:

## Entrance Hallway

Central heating radiator, wood effect laminate flooring and doors off to:

## Reception Room One

8' 3" x 14' 9" into bay ( 2.51m x 4.50m into bay )  
Double glazed bay window to front elevation, wood effect laminate flooring and central heating radiator.

## Stairwell

Stairs to first floor accommodation and door into:

## Dining Room

12' 2" max x 11' 10" ( 3.71m max x 3.61m )  
Double glazed window to rear elevation, inset gas fire with surround and mantle over, central heating radiator, wood effect laminate flooring, under stairs storage cupboard and door into:

## Kitchen

11' 3" x 6' 8" ( 3.43m x 2.03m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and connections for washing machine, vinyl wood effect flooring, tiling to splash prone areas and access into:

## Inner Lobby

5' 1" x 6' 9" ( 1.55m x 2.06m )  
Double glazed door to garden and door into:

## Ground Floor Bathroom

5' 6" x 6' ( 1.68m x 1.83m )  
Double glazed window to side elevation, wash hand basin, W.C, panelled bath, wood effect vinyl flooring, central heating radiator and tiling to splash prone areas.

## Rear Garden

Paved garden with fencing to all boundaries, vegetable patch and shared gate giving access to frontage.

## Landing

Access to loft room, two central heating radiator and doors off to;

## Bedroom One

11' 4" x 13' 9" max ( 3.45m x 4.19m max )

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Shower Room

Double glazed window to side elevation, wash hand basin, W.C, shower, heated towel rail, wood effect vinyl flooring and tiling to splash prone areas.

## Bedroom Three

9' 4" x 6' 9" ( 2.84m x 2.06m )

Double glazed window to rear elevation and central heating radiator.

## Loft Room

13' 8" with restricted head height. x 12' 7" with restricted head height. ( 4.17m with restricted head height. x 3.84m with restricted head height. )

Double glazed velux window to rear elevation, central heating radiator and storage into eaves.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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