



Cole Valley Road, Birmingham

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Property Description

Welcome to this charming three-bedroom detached property nestled in the heart of Hall Green. Boasting spacious living areas and a serene neighbourhood, this home offers the perfect blend of comfort and convenience. The property features three well-appointed bedrooms, ideal for a growing family or those seeking additional space. With its detached layout, enjoy the privacy and tranquillity of your own space. Situated in the sought-after Hall Green area, residents benefit from easy access to local amenities, schools, and transportation links, making it a prime location for modern living. To the rear of the property is the luxury of a detached garage and work shed. These are accessed via a private driveway a few doors down from the house and the rear of the back garden. The garage is fully electrified, fully insulated, has a water supply double glazed door and window and may serve well as a garden office/gym. Don't miss the opportunity to make this lovely property your new home.

Entrance Porch

Double doors to front elevation, carpet and storage.

Entrance Hallway

Hardwood flooring, central heating radiator, stairs to first floor accommodation and access to W.C.

Lounge

16' 1" into bay x 11' 3" (4.90m into bay x 3.43m)
Double glazed bay window to front elevation, two central heating radiators and laminate flooring.

Dining Room

16' 4" x 11' 2" (4.98m x 3.40m)
Double glazed patio doors to rear elevation, two central heating radiators, engineered hardwood flooring and fire place with HETAS approved wood burning stove.

Kitchen

11' 6" x 15' 3" (3.51m x 4.65m)
Double glazed windows to front and rear elevations, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, quality vinyl laminate flooring and verticle central heating radiator.



Landing

Double glazed window to side elevation, loft access and carpet.

Bedroom One

16' 7" into bay x 11' 2" (5.05m into bay x 3.40m)
Double glazed window to rear elevation, carpet and central heating radiator.

Bedroom Two

15' 9" into bay x 11' 3" (4.80m into bay x 3.43m)
Double glazed bay window to front elevation, central heating radiator, carpet and fitted wardrobe with storage.

Bedroom Three

7' 10" x 7' 4" (2.39m x 2.24m)
Double glazed window to front elevation, carpet and central heating radiator.

Bathroom

Double glazed window to rear elevation, bath, shower cubicle, wash hand basin, W.C, verticle central heating radiator and spotlights.

W.C Ground Floor

Wash hand basin, W.C, tiled walls and flooring.

Front Garden

Driveway proiding off road parking for three vehicles and covered motorcycle parking area.

Rear Garden

Decking area, BBQ hut, rear access, garage and lawn.

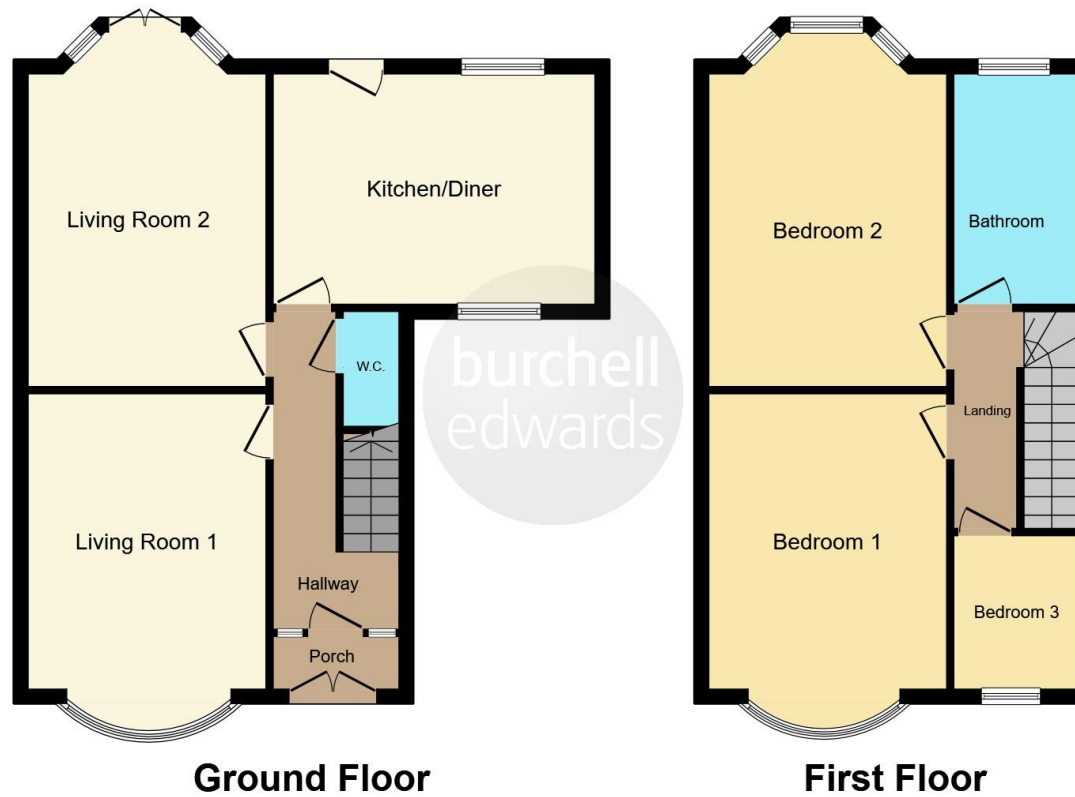
Detatched Garage

Fully electrified, fully insulated, has a water supply and double glazed door and window.









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

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EPC Rating: D

Tenure: Freehold

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