

for sale

£315,000 Freehold



Colebourne Road Birmingham B13 0EX

Charming 3-bed property with garage, driveway, and mature garden. Two reception rooms offer great living space. Huge potential to modernize and personalize. A fantastic opportunity to create your dream home! do no miss out!

- Energy Rating: D
- GARAGE
- MATURE GARDEN
- 3 BEDROOMS
- 2 RECEPTION ROOMS

Property Details

Entrance Hallway

Double glazed stained glass window to side elevation and central heating radiator.

Lounge 13' 1" into bay x 10' 4" (3.99m into bay x 3.15m)

Double glazed bay window, central heating radiator and gas fire.

Dining Room 13' 6" x 10' 5" (4.11m x 3.17m)

Double glazed door and window to rear elevation, central heating radiator and gas fire.

Kitchen 9' 9" x 5' 10" (2.97m x 1.78m)

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, pantry with double glazed window to side elevation, central heating boiler housed, space for appliances.

Landing

Double glazed window to side elevation and all doors off.

Bedroom One 14' 5" x 16' 5" (4.39m x 5.00m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Two 13' 6" into bay x 10' 5" (4.11m into bay x 3.17m)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Three 7' 4" x 5' 10" (2.24m x 1.78m)

Double glazed window to side elevation and central heating radiator.

Bathroom

Double glazed windows to rear and side elevations, W.C, wash hand basin, bath, shower, airing cupboard, spotlights, tiling to splash prone areas and loft access via hatch.

Front Garden

Driveway providing off road parking, laid to lawn.

Rear Garden

Patio area, laid to lawn and storage shed.

Garage 21' 5" x 7' 1" (6.53m x 2.16m)

Plumbing for washing machine.

Agent Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





To view this property please contact Burchell Edwards on

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Property Ref: SHI208769 - 0009

Tenure:Freehold EPC Rating: D

Council Tax Band: C

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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