



# HERITAGE ESTATE AGENCY



**105 Colebourne Road, Billesley, Birmingham, B13 0HB**  
**£330,000**

**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, planted bed, block paved driveway leading to garage and step up to main entrance door opening to:

#### **Entrance Porch**

Windows to front and side aspects, wall mounted light point, tiled flooring and door to:

#### **Entrance Hallway**

Obscured windows to front aspect, ceiling light point, built-in cupboard housing electric meter, wood effect flooring, stairs rising to first floor accommodation with cupboard beneath, radiator and doors to:

#### **Through Lounge/Dining Room - Lounge Area 14' max x 10'8"**

Bay window to front aspect, coved ceiling, ceiling light point, radiator, feature fire surround with coal effect gas fire set on hearth and opening to:

#### **Dining Area 12'5" x 9'11"**

French style doors with windows surrounding to rear aspect opening to rear garden, coved ceiling, ceiling light point and radiator.

#### **Kitchen 9'2" x 14'**

Window to rear aspect, door to rear aspect opening to rear garden, two ceiling light points, 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,

integrated double oven and four ring gas hob with extractor hood over, plumbing for dishwasher and washing machine, space for fridge/freezer and door to:

#### **Garage 16'7" x 7'9"**

Up and over door to front aspect, ceiling strip light and electric points.

#### **First Floor Accommodation**

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

#### **Landing**

Obscured window to side aspect, ceiling light point, loft access and doors to:

#### **Bedroom One 13'11" max x 10'3" max**

Bay window to front aspect, ceiling light point and radiator.

#### **Bedroom Two 12'5" max x 10'1" max**

Window to rear aspect, ceiling light point, radiator and fitted wardrobe housing boiler.

#### **Bedroom Three 8'8" x 6'4"**

Oriel window to front aspect, ceiling light point and radiator.

#### **Bathroom 6'5" max x 6'2" max**

Obscured window to side aspect, ceiling spot lights, tiled walls and floor, heated towel rail and a bathroom suite comprising: panelled bath with mixer shower over, wash hand basin with mixer tap over encased in vanity unit and low level flush w.c.

#### **Outside**





### Rear Garden

Accessed via the dining area or kitchen and benefits from paved seating area with raised planted bed to side, lawn area with planted beds to sides, winding pathway leading to further lawn 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.

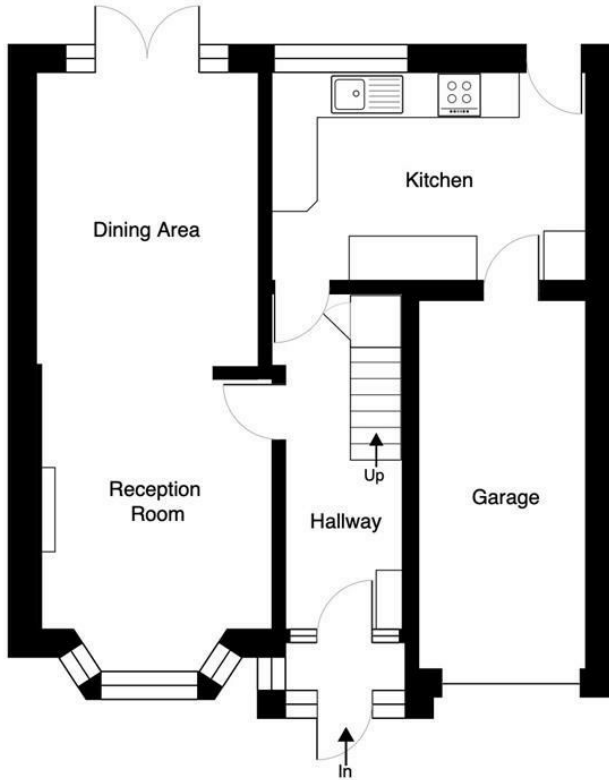
### COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band C

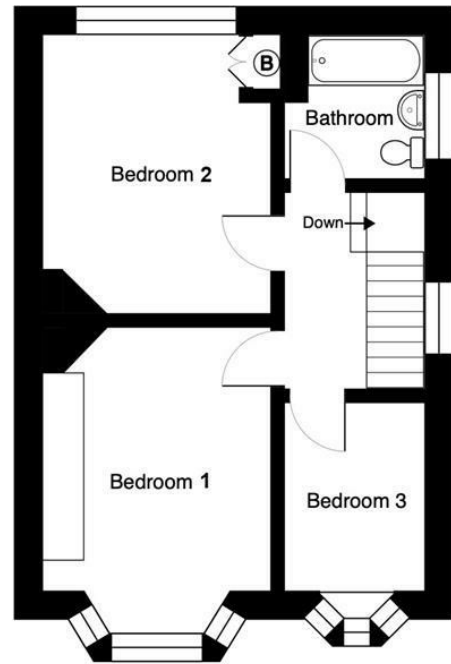




**Ground Floor**  
Area: approx 60.7 m<sup>2</sup> ... 654 ft<sup>2</sup>



**First Floor**  
Area: approx 40.8 m<sup>2</sup> ... 440 ft<sup>2</sup>



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Total Area: approx 101.6 m<sup>2</sup> ... 1093 ft<sup>2</sup>



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.

