

DRAKES

ESTATE AGENTS



Colebourne Road, Birmingham, B13 0EZ

£440,000

- An Extended Semi Detached Family Home
- Four Good Sized Bedrooms
- Attractive Lounge
- Extended Family Dining Kitchen
- Four Piece Family Bathroom
- En-Suite Shower Room
- Guest WC
- Off Road Parking & Double Garage
- Southerly Facing Rear Garden
- Generous Corner Plot With Potential To Extend Further STPP



SCAN TO VIEW
VIRTUAL TOUR

3 Drakes Cross Parade, Hollywood, Birmingham B47 5HD

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Registered in England and Wales. Company No. 14363812 Registered address: 11 Swan Street, Alcester, England, B49 5DP

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- Lounge to front - 3.28m x 4.65m (10'9" x 15'3")
- Family Dining Kitchen to rear - 8.23m max x 5.79m max (27'0" x 19'0")
- Guest WC
- Bedroom Two to front - 4.52m x 3.35m (14'10" x 11'0")
- Bedroom Three to rear - 3.35m x 2.67m (11'0" x 8'9")
- Bedroom Four to front - 2.51m x 2.16m (8'3" x 7'1")
- Four Piece Family Bathroom to rear - 2.64m max x 2.62m max (8'8" x 8'7")
- Dual Aspect Bedroom One - 5.64m x 3.35m (18'6" x 11'0")
- En-Suite Shower Room to rear - 2.31m x 1.12m (7'7" x 3'8")
- Double Garage - 6.81m max x 4.62m max (22'4" x 15'2")

A beautifully presented & extended semi detached family home on a generous corner plot with potential to extend further (STPP). The accommodation comprises; four good sized bedrooms, attractive lounge, extended family dining kitchen, four piece family bathroom, modern en-suite shower room, guest WC, off road parking, double garage and landscaped Southerly facing rear garden.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	73
D (55-68)	69
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

COUNCIL TAX BAND: C

EPC Rating: C

Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are approximate and should not be relied upon as a basis for any decision. All measurements are taken from the external face of the walls unless otherwise stated. The information is provided for information only and should not be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. Some properties may have been staged for marketing purposes using AI (artificial intelligence). For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50.



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