

for sale

offers over **£370,000** Freehold



Colebourne Road Birmingham B13 0HB

A well-presented and spacious traditional semi-detached family home situated in the highly sought-after Billesley area of Birmingham. The location is particularly convenient, with easy access to local shops, reputable schools, transport links, parks, and Birmingham city centre. Viewing Recommended!

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- Energy Rating: E
- Traditional semi-detached family home
- Four-bedroom layout
- Spacious reception rooms
- Fitted kitchen



Property Details

Porch

Hallway

Radiator
Stairs

Lounge

Double Glazed Bay Window
Radiator
Electric Fire

Dining Room

Radiator
Laminate Floor

Kitchen 22' 4" x 12' 3" (6.81m x 3.73m)

Double Glazed Window to Front and Rear
Radiator
Boiler
Fitted Wall and Base Units
Worktop
Sink
Gas and plumbing connections
Tiled Floor

Bedroom One Gf 12' x 8' 7" (3.66m x 2.62m)

Double Glazed Window to Front
Radiator
Laminate Floor

Wet Room Gf 7' 4" x 6' (2.24m x 1.83m)

Double Glazed Window to Side & Rear
Radiator
Sink
Low Lever W/C
Walk in Shower
Tiled Walls

Landing

Loft Access
Double Glazed Window to Side

Bedroom Two 14' 2" x 10' 6" (4.32m x 3.20m)

Double Glazed Window
Radiator
Laminate Floor

Bedroom Three 13' x 10' 5" (3.96m x 3.17m)

Double Glazed Window
Radiator
Laminate Floor

Bedroom Four 7' 5" x 5' 11" (2.26m x 1.80m)

Double Glazed Window
Radiator
Laminate Floor

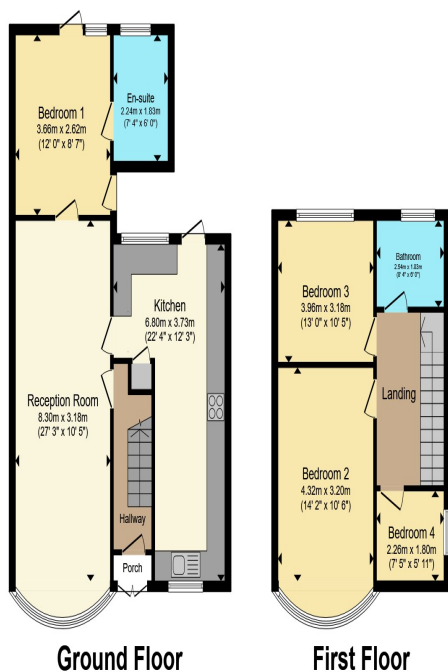
Bathroom 8' 4" x 6' (2.54m x 1.83m)

Double Glazed Window
Radiator
Low Level W/C
Sink
Walk in Shower
Storage
Tiled throughout

Rear Garden

Slabbed Patio
Lawn
Fencing to boundaries





Total floor area 107.9 m² (1,162 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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Property Ref: KTH311083 - 0005

Tenure:Freehold EPC Rating: E

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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