

smarthomes

Colebourne Road

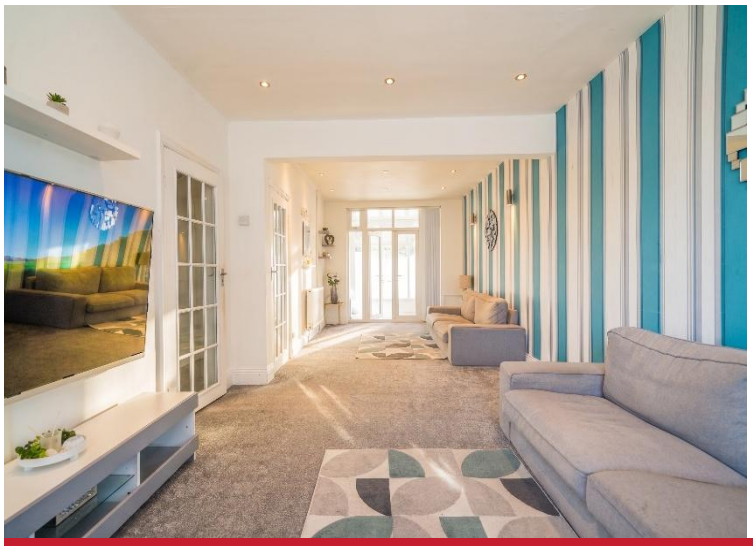
Kings Heath, Birmingham

- A Well Presented & Extended Fpur Bedroom Semi-Detached Family Home
- Driveway Parking For Approximately Three Cars & EVC Point
- Spacious Through Lounge/Diner
- Spacious Breakfast Kitchen
- Versatile Useable Loft Space
- Ground Floor Shower Room
- First Floor Family Bathroom

£350,000

Current EPC Rating - 62 (D)

Current Council Tax Band - C











Property Description

A well presented and extended semi-detached family home situated in a most popular location offering accommodation comprising a spacious through lounge/diner, conservatory, spacious breakfast kitchen, utility room, ground floor shower room, four bedrooms, first floor family bathroom, versatile useable loft space, extensive low maintenance West facing rear garden and driveway parking for approximately three cars

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by vendor
Current council tax band – C







Rooms & Measurements

Entrance Hallway

Spacious Through Lounge/Diner - 7.32m x 3.28m (24'0" x 10'9")

Conservatory - 4.88m x 2.29m (16'0" x 7'6")

Spacious Breakfast Kitchen to Front - 8.25m x 2.01m (27'1" x 6'7")

Utility Room - 2.79m x 1.91m (9'2" x 6'3")

Ground Floor Shower Room - 2.01m x 1.22m (6'7" x 4'0")

Dual Aspect Bedroom One - 6.93m x 2.21m (22'9" x 7'3")

Bedroom Two to Front - 3.53m x 2.95m (11'7" x 9’8”)

Bedroom Three to Rear - 3.66m x 2.92m (12'0" x 9'7")

Bedroom Four to Front - 2.64m x 1.98m (8'8" x 6'6")

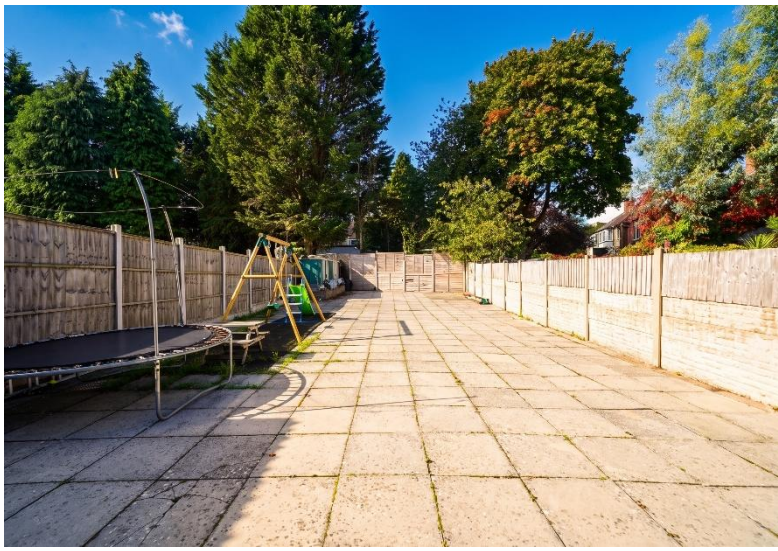
Family Bathroom to Rear - 2.01m x 1.96m (6'7" x 6'5")

Versatile Useable Loft Space - 5.49m x 4.88m (18'0" x 16'0")











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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.