



smarthomes

Cole Valley Road

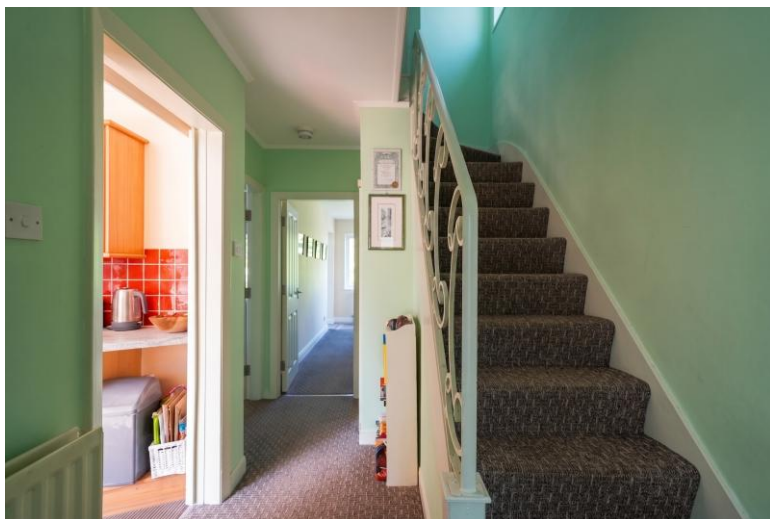
Hall Green, Birmingham

- A Well Presented Three Good Size Bedroom Family Home
- Fitted Breakfast Kitchen & Family Shower Room
- West Facing Rear Garden Backing onto "The Dingles"
- Two Reception Rooms

£350,000

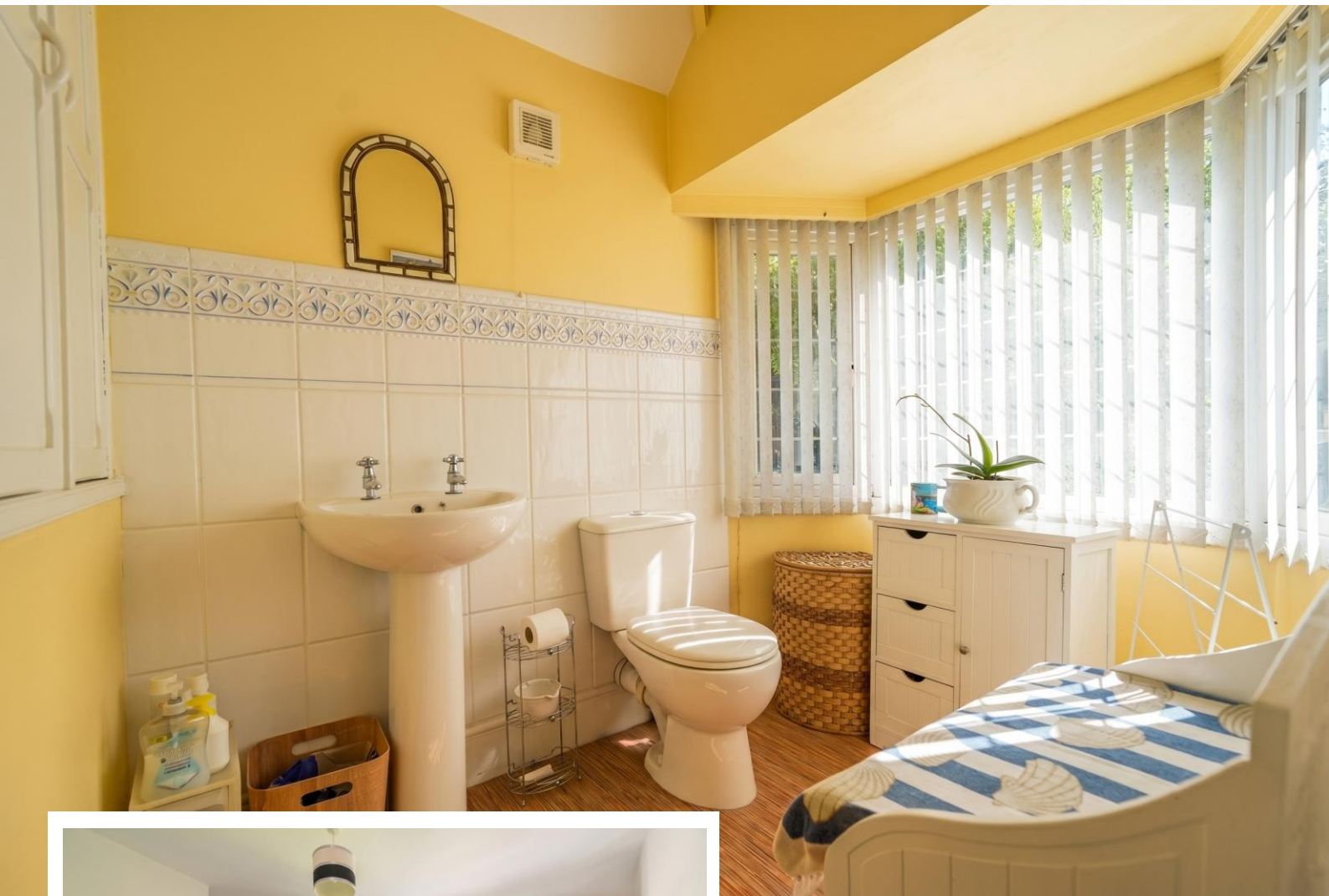
Current EPC Rating - C
Current Council Tax Band - C





Property Description

A well maintained and extended semi-detached family home situated in a most convenient location offering accommodation comprising a spacious lounge, dining room, breakfast kitchen, guest W.C, three double bedrooms, family shower room, large side garage, ample driveway parking and a private West facing rear garden backing onto "The Dingles" nature reserve



Rooms & Measurements

Spacious Lounge to Rear 4.5m x 3.4m (14'9" x 11'1")

Dining Room to Rear 4.6m x 2.1m (15'1" x 6'10")

Breakfast Kitchen to Front 3.6m x 3.6m (11'9" x 11'9")

Bedroom One to Rear 4.5m x 3.3m (14'9" x 10'9")

Bedroom Two to Front 3.6m x 2.4m (11'9" x 7'10")

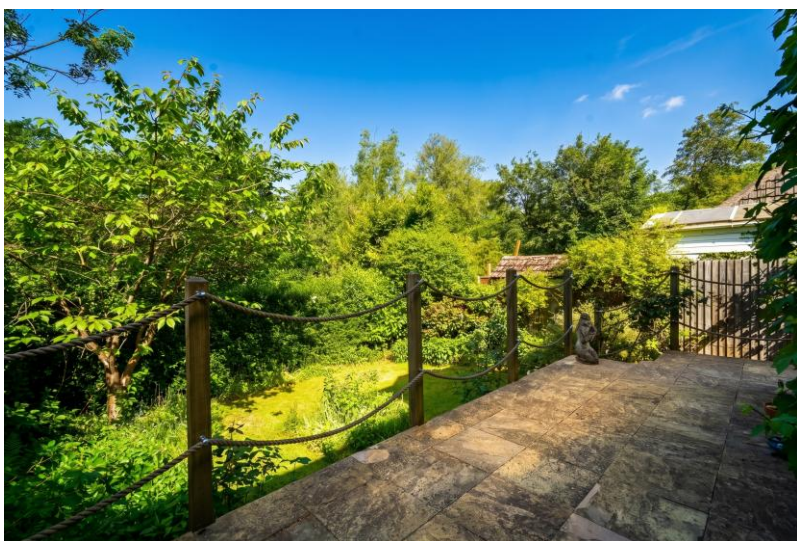
Bedroom Three to Rear 3.8m x 2.1m (12'5" x 6'10")

Family Shower Room to Front 3m max x 2.5m max (9'10" max x 8'2" max)

Large Side Garage 5.8m x 3.1m (19'0" x 10'2")

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



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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 and 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.