



Cole Bank Road
Hall Green, Birmingham

- A Very Well Presented Three Bedroom Detached Bungalow
- Extended & Re-Fitted Kitchen, Family Bathroom & Shower Room
- Landscaped South/Westerly Facing Rear Garden
- Utility, Integral Garage & Driveway Parking

Offers Over £365,000

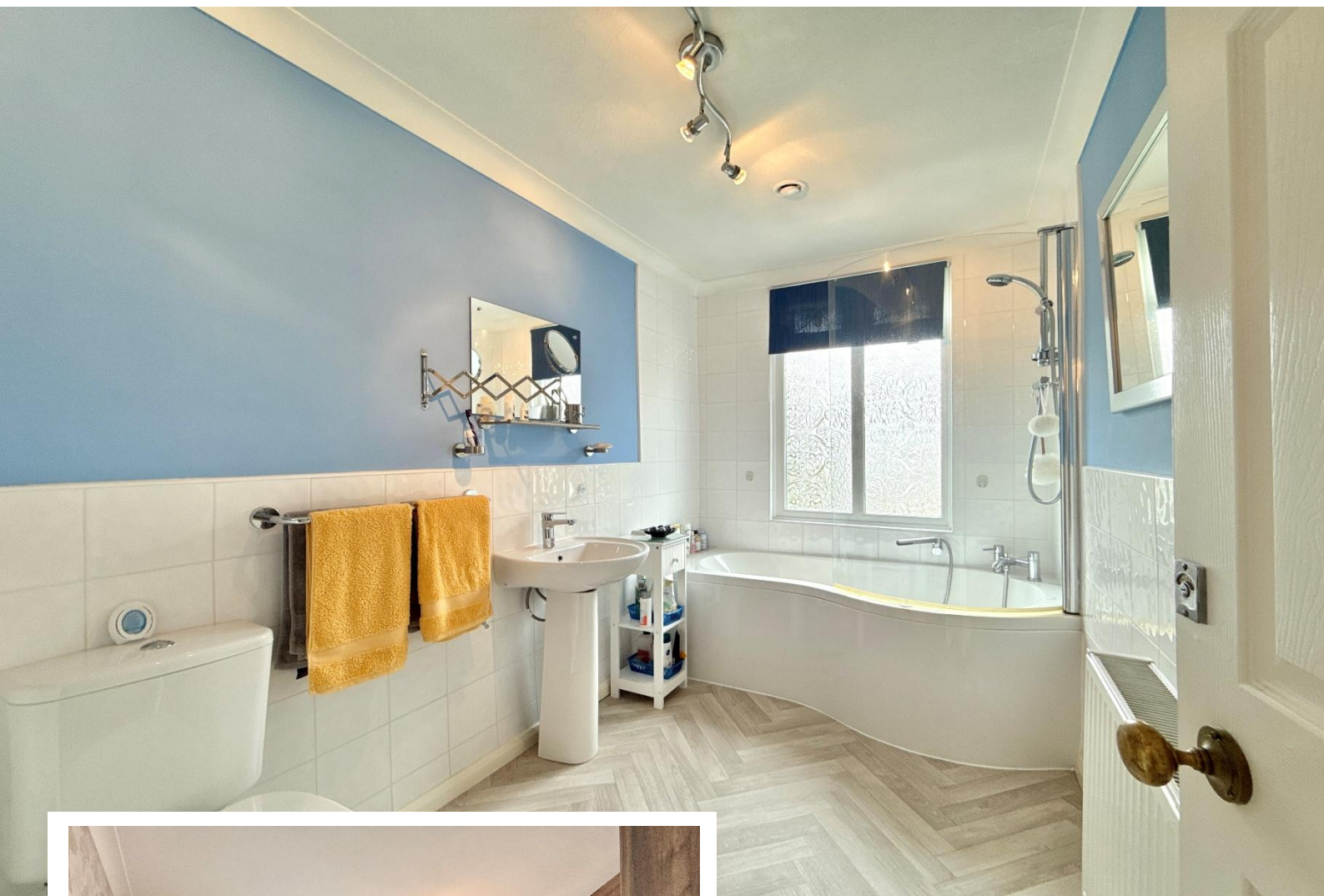
Current EPC Rating - D
Current Council Tax Band - C





Property Description

A very well presented and extended detached bungalow situated in a most convenient and elevated position. Offering accommodation comprising a spacious lounge, dining room, extended & re-fitted breakfast kitchen, guest W.C, three bedrooms, re-fitted family bathroom, modern shower room, utility room, South/Westerly facing rear garden, integral garage and driveway parking



Rooms & Measurements

Spacious Lounge to Front 7.01m x 3.38m (23'0" x 11'1")

Dining Room 3.4m x 3.38m (11'2" x 11'1")

Kitchen Area 4.67m max x 2.92m max (15'4" max x 9'7" max)

Breakfast Area 3.43m max x 2.18m max (11'3" max x 7'2" max)

Bedroom One to Front 5.38m max x 3.38m max (17'8" max x 11'1" max)

Bedroom Two to Rear 3.43m x 2.57m (11'3" x 8'5")

Bedroom Three to Rear 2.51m x 2.44m (8'3" x 8'0")

Re-Fitted Family Bathroom to Front 3.05m x 1.75m (10'0" x 5'9")

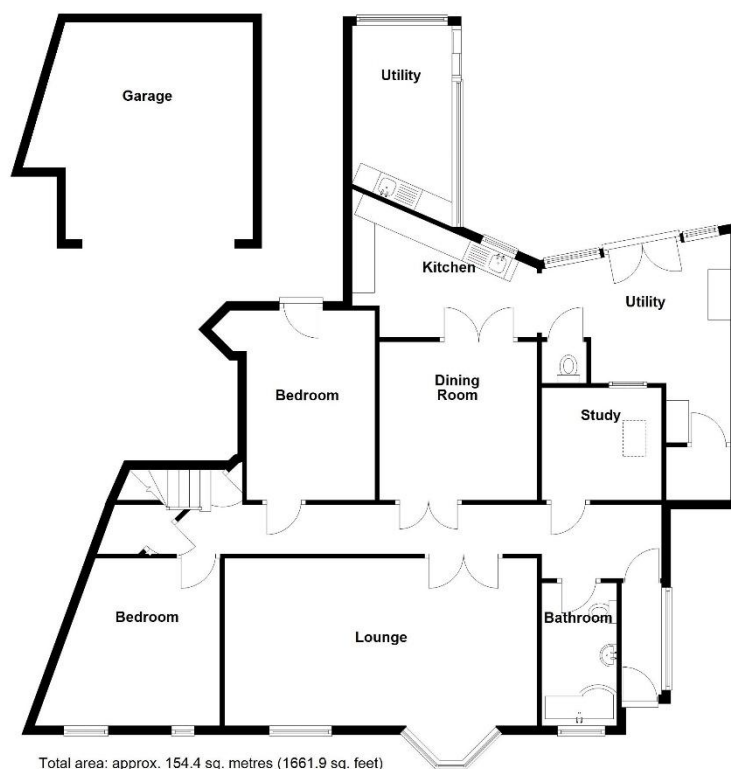
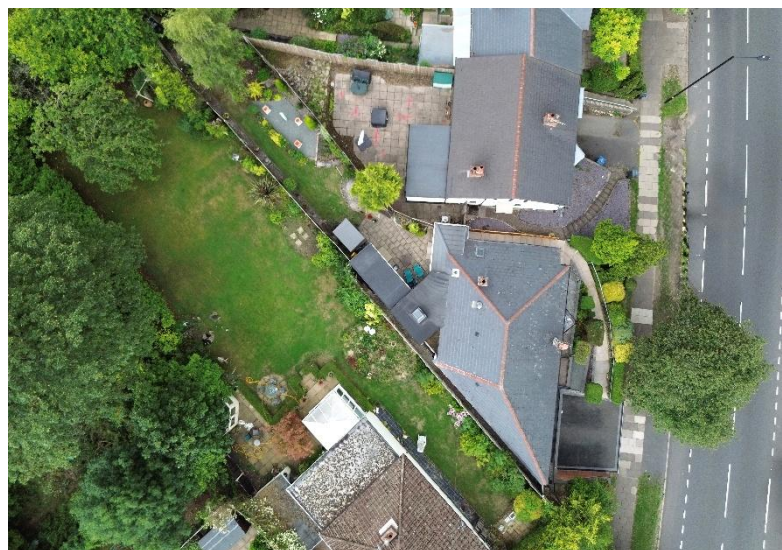
Modern Shower Room 2.13m max x 1.57m max (7'0" max x 5'2" max)

Utility Room 4.6m x 1.68m (15'1" x 5'6")

Integral Garage 5.18m x 3.1m (17'0" 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 Nigel Hodges. 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 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.