

DRAKES

ESTATE AGENTS



Colebourne Road, Birmingham, B13 0EZ

£345,000

- A Well Presented Semi Detached Property
- Three Bedrooms
- Through Lounge Diner
- Extended Dining Kitchen
- Modern Family Shower Room
- Garage
- Off Road Parking
- West Facing Rear Garden
- No Upward Chain



SCAN TO VIEW
VIRTUAL TOUR

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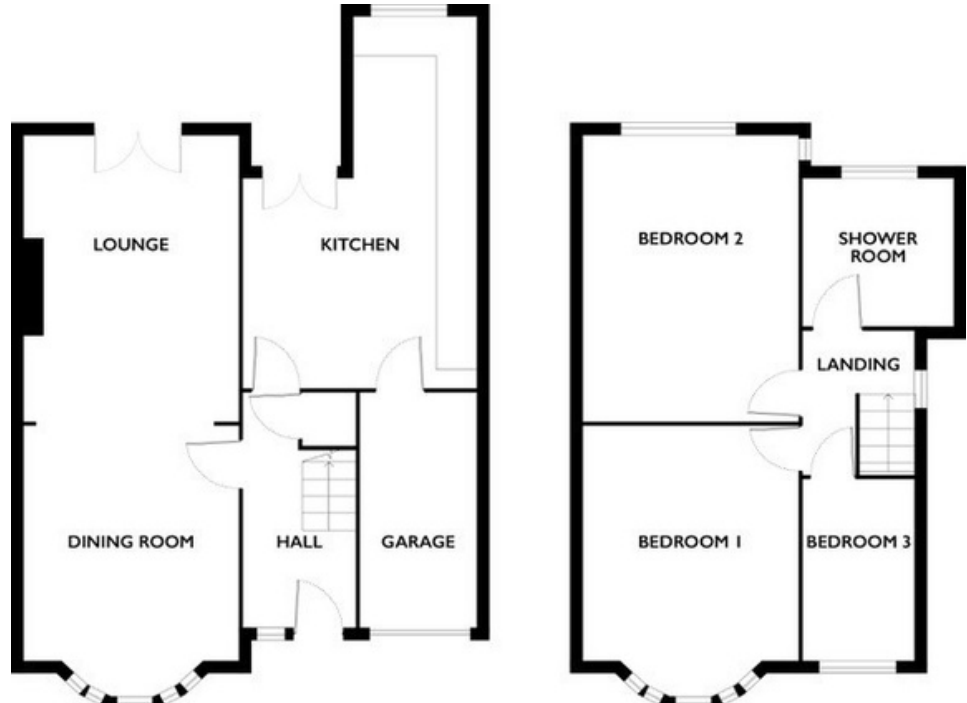


Lounge to rear - 4.47m x 3.28m (14'8" x 10'9")
 Through Dining Room to front - 3.28m x 4.67m into bay (10'9" x 15'4")
 Dining Kitchen to rear - 5.64m max x 4.14m max (18'6" x 13'7")
 Bedroom One to front - 4.72m into bay x 3.15m (15'6" x 10'4")
 Bedroom Two to rear - 3.35m x 4.42m into bay (11'0" x 14'6")
 Bedroom Three to front - 3.05m x 1.96m (10'0" x 6'5")
 Modern Family Shower Room to rear - 2.31m x 2.26m (7'7" x 7'5")
 Garage - 5.28m x 2.18m (17'4" x 7'2")

A well presented semi detached property benefitting from no upward chain, three bedrooms, through lounge diner, extended L-shaped dining kitchen, modern family shower room, garage, off road parking and West facing rear garden.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		75
D (55-68)		
E (39-54)	55	
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: D
 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.

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