



Colebourne Road, BIRMINGHAM

burchell
edwards



Property Description

Spacious Extended Four Bedroom Family Home Set Across Three Floors with Exceptional Potential

A rare opportunity to acquire this substantial and extended four bedroom family home, offering versatile and generous living accommodation arranged over three floors. Situated in a highly convenient location with excellent transport links, reputable local schools, and a wide range of amenities nearby, this property is perfectly suited to growing families.

The ground floor boasts two impressive reception rooms, providing flexible living and entertaining space, alongside a separate dining room ideal for family gatherings. A convenient downstairs shower room further enhances the practicality of the home.

To the first floor, there are well-proportioned bedrooms served by a family bathroom, while the upper floor provides additional accommodation, creating an ideal space for older children, guests, or a home office.

Externally, the property benefits from a garage and a truly outstanding rear garden, offering an abundance of outdoor space rarely found. The expansive plot also includes a useful outbuilding and presents significant scope for landscaping, recreational use, or further development,

This is a home bursting with potential, offering buyers the opportunity to modernise, personalise, and potentially extend further to create a truly remarkable long-term family residence. Combining generous living space, a substantial garden in a great location.

Entrance Porch

tiled

Entrance Hall

radiator

Lounge

Front bay window, radiator, open fire and double glazed window to side

Reception Room One

doubled glazed window to rear and tiled floor

Reception Room Two

bi fold doors to rear, double glazed window to rear and side, gas fire.

Kitchen

kitchen comprising of a range of wall and base units sin and drainer over with hob and extractor fan overhead, bay window to rear.

Downstairs W/C

w/c shower, wash hand basin and fully tiled

Bedroom One

double glazed bay window to rear

Bedroom Two

double glazed bay window to front

Bedroom Three

double glazed window to front, storage and radiator

Bathroom

Bath, wash hand basin, w/c, vanity and towel rail

Loft Space

2x skylights and 2x radiators

Driveway

block paved and side access

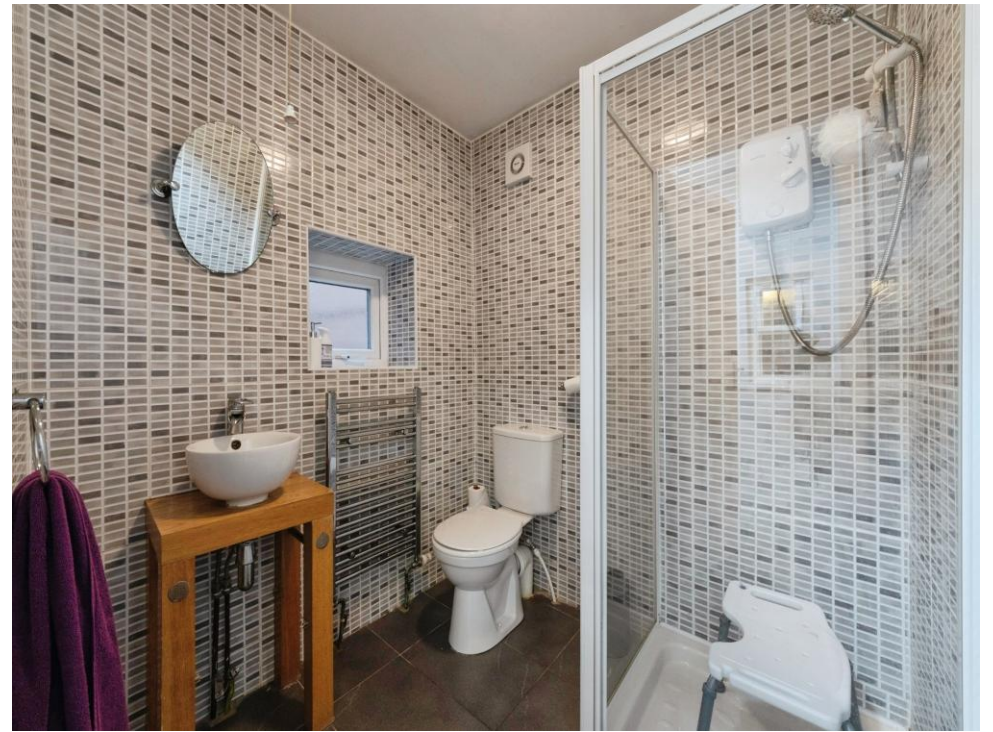
Outbuilding

outbuilding with electric and double glazed window

Agent Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

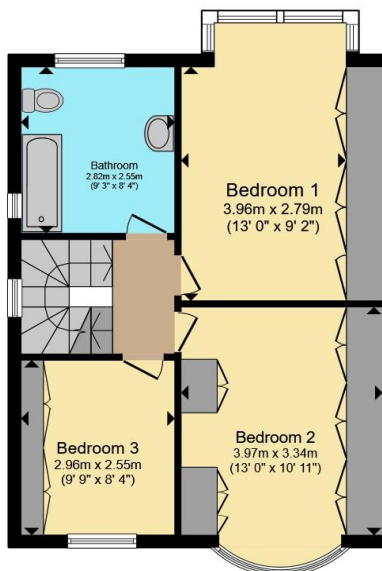




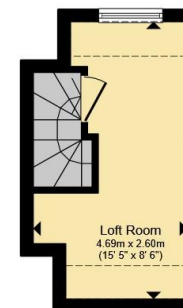




Ground Floor



First Floor



Second Floor

Total floor area 139.2 m² (1,499 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



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183 Stratford Road Shirley
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI209433



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Property Ref: SHI209433 - 0002