

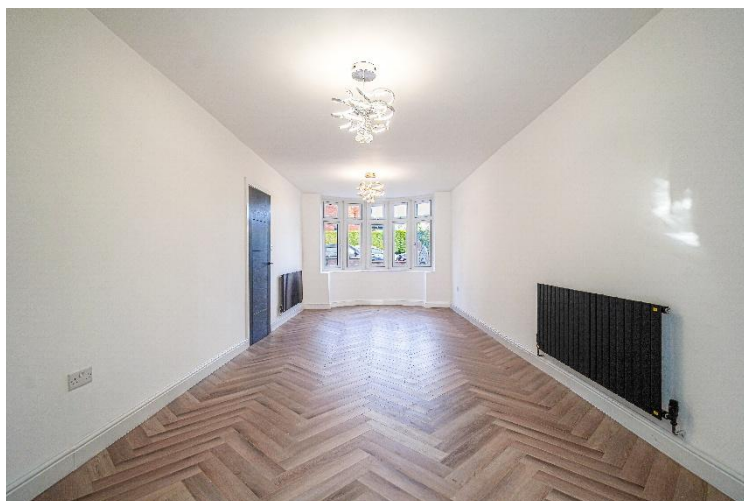


## Colebourne Road Kings Heath, Birmingham

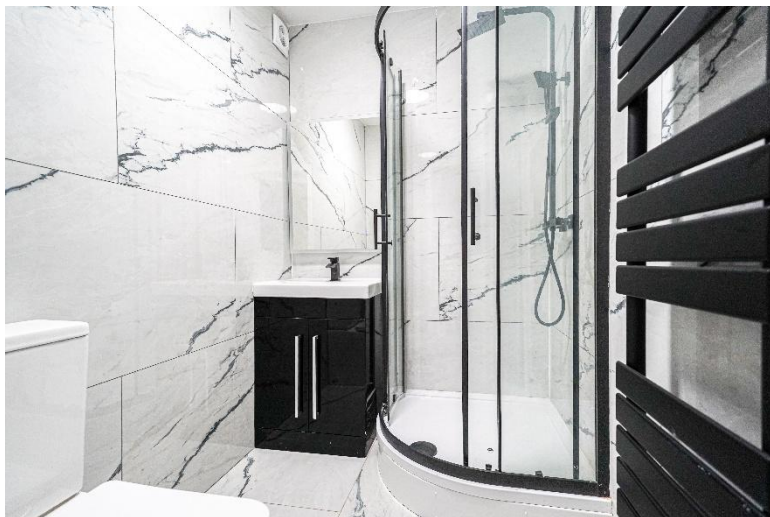
- A Substantially Extended Semi-Detached Property
- Benefiting From Complete Refurbishment
- Five Good Size Bedrooms
- Superb Open Plan Extended Kitchen/Family Room
- Spacious Lounge & Additional Reception Room/Home Office
- Three Shower Rooms & Re-Fitted Family Bathroom
- No Upward Chain

**£525,000**

Current EPC Rating - C  
Current Council Tax Band C







## Property Description

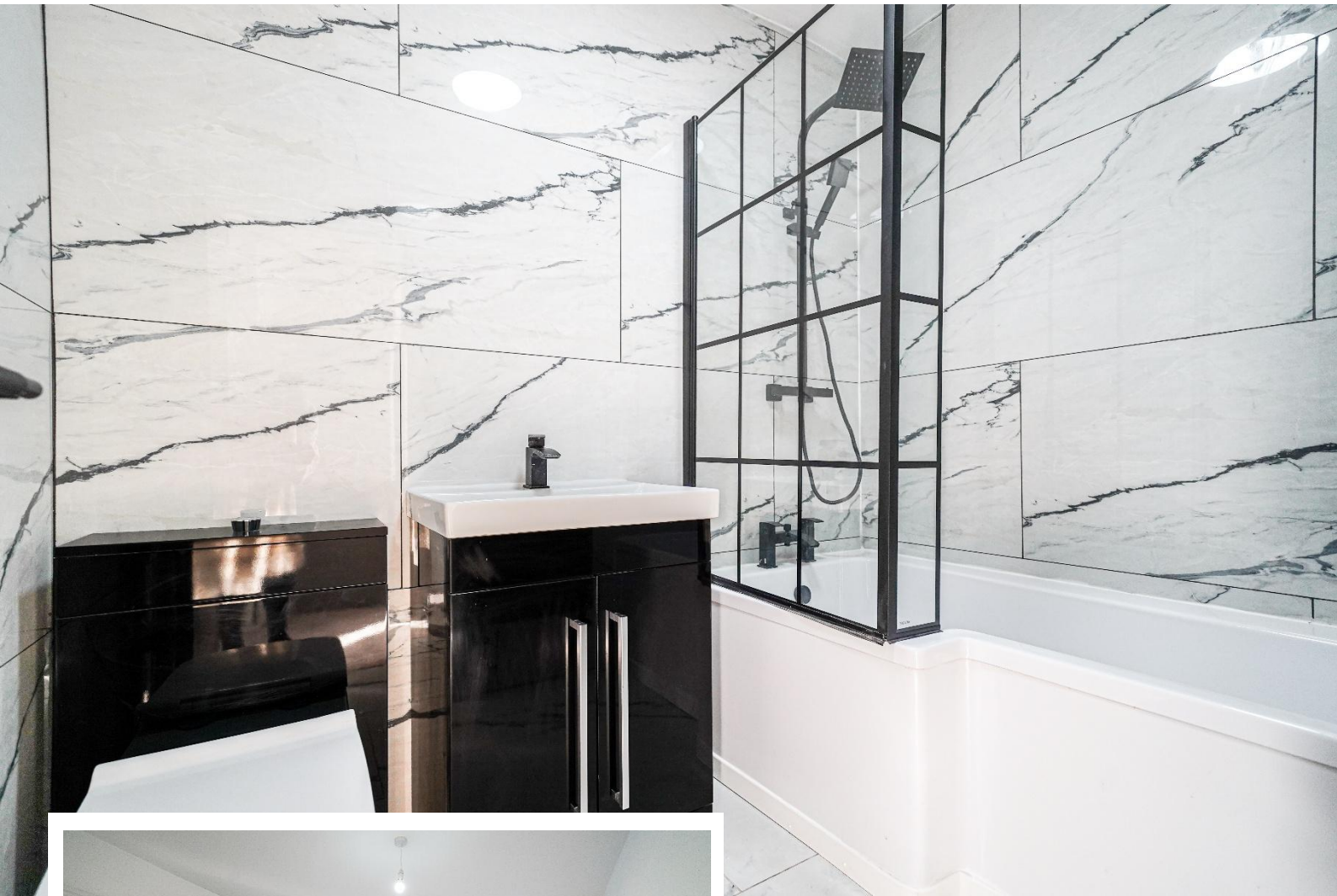
A substantially extended semi detached property benefiting from complete refurbishment and no upward chain, offering five good sized bedrooms, extended kitchen/family room, spacious lounge, additional reception room/home office, utility, en-suite shower room, family bathroom, two family shower rooms, Southerly facing rear garden and off-road parking

### 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





## Rooms & Measurements

Spacious Lounge to Front - 7.82m x 3.12m (25'8" x 10'3")

Reception Room Two/Home Office to Front - 5.11m x 2.03m (16'9" x 6'8")

Ground Floor Shower Room

Superb Open Plan Extended Kitchen/Family Room to Rear - 7.06m x 6.98m (23'2" x 22'11")

Utility Room - 2.21m x 2.01m (7'3" x 6'7")

Bedroom One to Front - 4.09m x 3.18m (13'5" (min) widening to 21' 0" x 10'5" (max)

En Suite Shower Room to Rear

Bedroom Two to Rear - 4.06m x 2.57m (13'4" x 8'5")

Family Bathroom

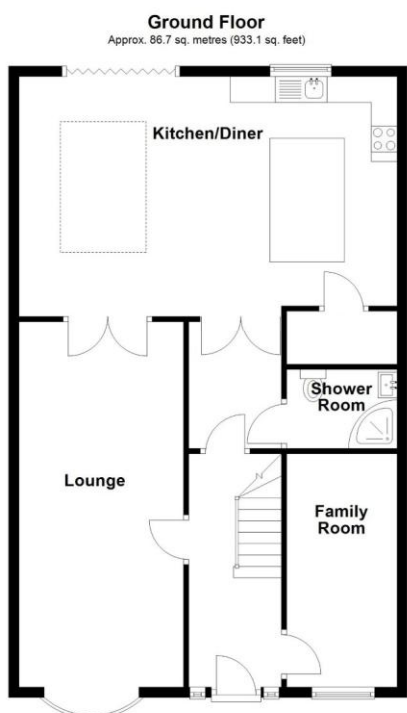
Bedroom Three to Front - 2.01m x 4.19m (6'7" x 13'9")

Bedroom Four to Rear - 3.15m x 2.87m (10'4" x 9'5")

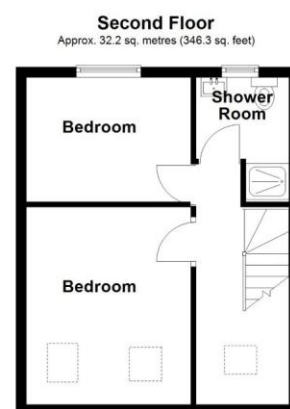
Bedroom Five to Front - 3m x 4.11m (9'10" x 13'6" (max) narrowing to 10'4"

Shower Room to Rear





Total area: approx. 171.9 sq. metres (1850.2 sq. feet)



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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.