



Colebourne Road
Birmingham

burchell
edwards

Colebourne Road Birmingham B13 0EX

for sale offers in excess of
£300,000



Property Description

A Charming Home with Endless Possibilities

Nestled in a desirable neighborhood, this delightful three-bedroom property offers a unique opportunity to create your dream home. Boasting a garage and driveway, convenience is at your doorstep. The mature garden provides a serene escape, perfect for relaxation and outdoor entertaining.

Inside, you'll find two inviting reception rooms, ideal for both family gatherings and cozy evenings. While this home exudes character and warmth, it also presents a canvas for modernization and personalization.

With its solid structure and desirable features, this property is brimming with potential. Imagine transforming it into a contemporary haven or preserving its classic charm - the choice is yours. Don't miss the chance to make this house your forever home.

Entrance Hallway

Double glazed stained glass window to side elevation and central heating radiator.

Lounge

13' 1" into bay x 10' 4" (3.99m into bay x 3.15m)
Double glazed bay window, central heating radiator and gas fire.

Dining Room

13' 6" x 10' 5" (4.11m x 3.17m)
Double glazed door and window to rear elevation, central heating radiator and gas fire.

Kitchen

9' 9" x 5' 10" (2.97m x 1.78m)
Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, pantry with double glazed window to side elevation, central heating boiler housed, space for appliances.

Landing

Double glazed window to side elevation and all doors off.

Bedroom One

.14' 5" x 16' 5" (4.39m x 5.00m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Two

13' 6" into bay x 10' 5" (4.11m into bay x 3.17m)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

7' 4" x 5' 10" (2.24m x 1.78m)
Double glazed window to side elevation and central heating radiator.

Bathroom

Double glazed windows to rear and side elevations, W.C, wash hand basin, bath, shower, airing cupboard, spotlights, tiling to splash prone areas and loft access via hatch.

Front Garden

Driveway providing off road parking, laid to lawn.

Rear Garden

Patio area, laid to lawn and storage shed.

Garage

21' 5" x 7' 1" (6.53m x 2.16m)
Plumbing for washing machine.

Agent Note

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your

conveyancer will take the necessary steps
and advise you accordingly.









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.focalagent.com

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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/SHI208769



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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