



## 41 Colebourne Road

Birmingham, B13 0EZ

Guide Price £450,000



**\*DETACHED FAMILY HOME IN POPULAR LOCATION WITH NO UPWARD CHAIN!\*** Lovely three bedroom detached family home in this quiet and popular residential location bordering Moseley, Kings Heath and Hall Green close to all local amenities, shops, schools, parks and local transport links. The property benefits from central heating and double glazing (where stated) and benefits from being modernised and the accommodation briefly comprises; block paved driveway, porch, hallway, two reception rooms, kitchen, downstairs WC, lean-to, integral garage and access to a well manicured rear garden. To the first floor there are three bedrooms and family bathroom. The property also benefits from no upward chain. Energy Efficiency Rating D. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.



#### Approach

The property is approached via a paved driveway leading to a UPVC front entry door opening into:

#### Porch

With laminate to flooring, double glazed windows surround, ceiling spotlight and door opening into:

#### Hallway

With wooden flooring, central heating radiator, ceiling spotlights, stairs giving rise to the first floor landing and door opening into:

#### Ground Floor WC

3'1" x 5'6" (0.94 x 1.69)

With continued wooden laminate to flooring, tiling to walls, wall mounted towel rail, sink in vanity unit with mixer tap over, low flush WC and ceiling spotlights.

#### Reception Room One

10'6" x 15'0" (3.21 x 4.59)

With double glazed window to the front aspect, central heating radiator, inset fireplace and ceiling light point.

#### Kitchen

14'4" into bay x 8'7" (4.39 into bay x 2.64)

With a selection of wall and base units with marble

effect work surfaces incorporating sink and drainer with mixer tap over, 'Limona' gas cooker and hob with extractor over, ceiling spotlights, double glazed bay window to the rear aspect, built-in fridge freezer and door opening into:

#### Lean-To

4'8" x 16'2" (1.44 x 4.95)

With laminate wood effect flooring, double glazed windows to the rear and sides aspects, two double glazed patio doors giving access to the side entrance and door opening into garage.

#### Integral Garage

8'1" x 15'8" (2.48 x 4.79)

With ceiling spotlight and up and over door.

#### First Floor Accommodation

Fromm hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, loft access point (not inspected), ceiling light point and doors opening into:

#### Bedroom One

10'6" x 15'1" (3.21 x 4.61)

With double glazed window to the front aspect, ceiling light point, wall mounted light point and central heating radiator.

## Bedroom Two

10'5" x 12'0" (3.19 x 3.67)

With double glazed window to the rear aspect, ceiling light point and built-in wardrobes.

## Bedroom Three

11'1" x 14'0" (3.39 x 4.27)

With double glazed window to the front aspect, wall and ceiling light points and central heating radiator.

## Bathroom

8'7" x 9'3" (2.62 x 2.83)

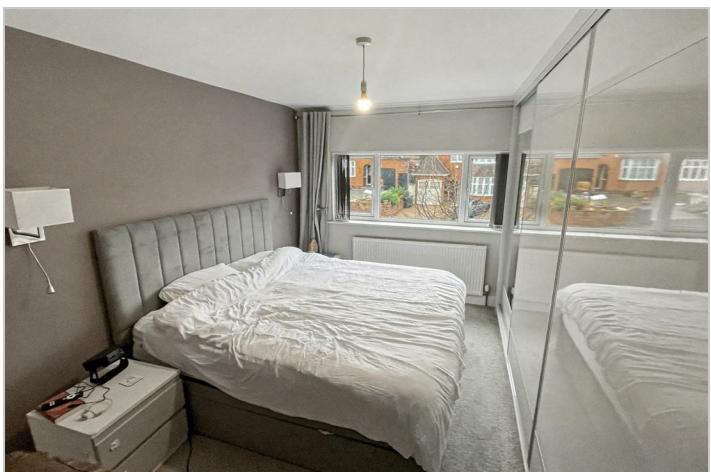
With walk-in shower cubicle with shower and rainfall shower attachment over, stand alone bath with mixer tap over, sink in vanity unit with mixer tap over, low flush WC, tiling to flooring, tiling to splash backs, ceiling light point, central heated towel rail and double glazed opaque window to the rear aspect.

## Rear Garden

With a paved patio area with steps leading to a lawned area with decorative trees and shrubs to borders and being finished with fencing surround.

## Council Tax Band

According to the Direct Gov website the Council Tax Band for 41, Colebourne Road Birmingham, B13 0EZ is band D and the annual Council Tax amount is approximately £2,237.00, subject to confirmation from your legal representative.





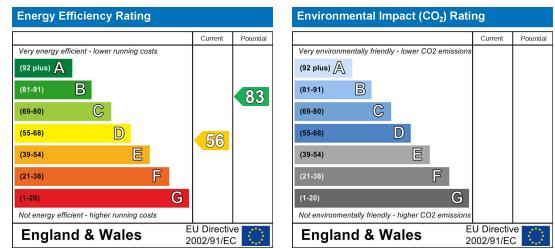
## Floor Plan



## Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### 1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.