

The house is designed with two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The well-lit interiors create a warm and welcoming atmosphere throughout the home, enhancing the overall living experience.

The impressive kitchen is a standout feature, offering ample space for culinary creativity and family gatherings. With its modern amenities and thoughtful layout, it is sure to be the heart of the home.

For those with vehicles, the property provides parking for up to four cars, a rare convenience in urban settings. Built between 1930 and 1939, this home retains a sense of character while offering the comforts of contemporary living.

In summary, this semi-detached house on Cole Valley Road is a wonderful opportunity for anyone seeking a spacious and well-appointed family home in Birmingham. With its prime location, generous living space, and modern features, it is not to be missed.







Cole Valley Road, Hall Green

- Semi-Detached
- 4 Bedrooms including ground floor bedroom with en-suite
- Off-Road Parking
- Great Condition
- Rear Extension To Living Room

- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden
- Ideal Family Home

Reception Room

10'11" x 10'9" (3.34 x 3.28)

Double glazed bay window to front, laminate flooring, wall mounted radiator, ceiling lights, wall lights, skirting, coving to ceiling

Lounge/Dining Room

24'8" x 9'9" (7.52 x 2.99)

Double glazed window to rear, double glazed door to rear, carpet /laminate flooring, fireplace, ceiling light, skirting, wall mounted radiator

Kitcher

14'1" x 9'6" (4.30 x 2.90)

Double glazed window to rear, double glazed door to rear, tile flooring, splash back tiling, ceiling lights, generous number of storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated dish washer, plumbing for white goods

Redroom

11'1" x 7'2" (3.40 x 2.20) Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Ensuite

En-suite

7'5" × 3'7" (2.28 × 1.10)

Privacy double glazed window to side, tile flooring, wall tiles, walkin shower unit, wash basin with mixer tap, toilet, extractor fan

Bedroom 2

10'10" x 9'0" (3.32 x 2.76)

Double glazed bay window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, Built in wardrobes

Bedroom 3

13'5" x 10'11" (4.11 x 3.35) Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Directions











Bedroom 4

15'8" × 11'7" (4.79 × 3.54)

Double glazed window to rear, carpet flooring, wall mounted radiator, skirting, ceiling light

Bathroom

6'3" x 6'2" (1.91 x 1.90)

Privacy double glazed window to rear, tile flooring, wall tiles, bathtub with mixer tap, shower unit over bath, wash basin with mixer tap, toilet, heated towel rail, extractor fan

Garder

Spacious garden, garden slabs, privacy from rear. Fence panels to boundaries, laid lawn

Cole Valley Road, Hall Green

















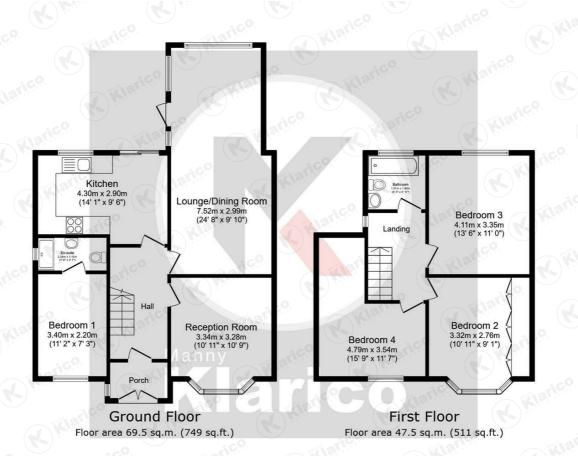
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Total floor area: 117.0 sq.m. (1,260 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, or misstatement. A party must rely upon its own inspection(s).



176 Highfield Road Hall Green Birmingham West Midlands B28 0HT

0121 777 7211 www.mannyklarico.co.uk

















