

Cole Valley Road, Hall Green



£1,250 PCM

Cole Valley Road, Hall Green

- Semi-Detached
- 3 Bedrooms
- Off-Road Parking
- Great Condition
- 2 Reception Rooms
- Impressive Kitchen/Diner
- Garden
- Ideal Family Home

Tenure:

Council Tax Band: C

Klarico Estate Agents are excited to introduce this exceptional 3-bedroom semi-detached home, perfectly positioned in a desirable Birmingham location. Featuring a spacious and well-maintained rear garden, this property also offers ample driveway space for multiple cars. With two reception rooms and no upward chain, it's ready for immediate move-in.

Nestled on the charming Cole Valley Road in Birmingham, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,058 square feet, the property boasts a well-thought-out layout that is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The natural light that floods these areas creates a warm and welcoming atmosphere, making it easy to envision family gatherings or quiet evenings at home.

The property features three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The well-appointed bathroom caters to the needs of the household, ensuring comfort and functionality.

One of the standout features of this home is the parking space available for two vehicles, a rare find in urban settings, providing added convenience for residents and visitors alike.

Situated in a great location, this property is well-connected to local amenities, schools, and parks, making it an ideal choice for families and professionals. With its spacious layout and prime location, this semi-detached house on Cole Valley Road is a wonderful opportunity for those looking to make a house a home. Don't miss the chance to view this fantastic property.

Reception Room

3.06m x 3.62m (10'0" x 11'11")

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

Living Room

5.05m x 3.38m (16'7" x 11'1")

Double glazed door to rear, laminate flooring, fireplace, chimney breast, ceiling light, skirting, wall mounted radiator

Kitchen/Dining Room

5.93m x 2.92m (19'5" x 9'7")

Double glazed window to rear, double glazed door to side, laminate flooring, splash back tiling, ceiling lights, storage units, worktops, drainer sink with mixer tap, integrated gas cooker and extractor fan, integrated fridge freezer, plumbing for white goods, wall mounted radiator

Bedroom 1

3.67m x 3.41m (12'0" x 11'2")

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

Bedroom 2

3.07m x 3.63m (10'1" x 11'11")

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

Bedroom 3

2.84m x 2.55m (9'4" x 8'4")

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

Bathroom

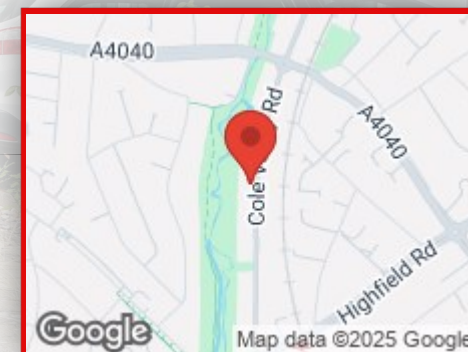
2.04m x 2.36m (6'8" x 7'9")

Privacy double glazed window to rear, Lino flooring, wall tiles, bathtub with mixer tap, shower unit over bath, pedestal sink with separate taps, toilet, wall mounted radiator

Garden

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

Directions



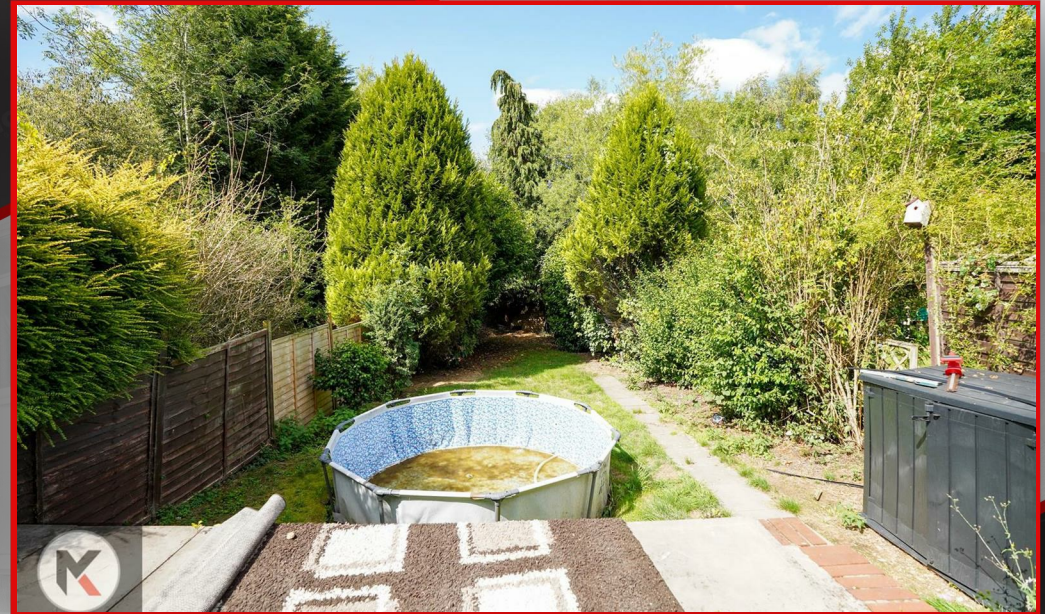
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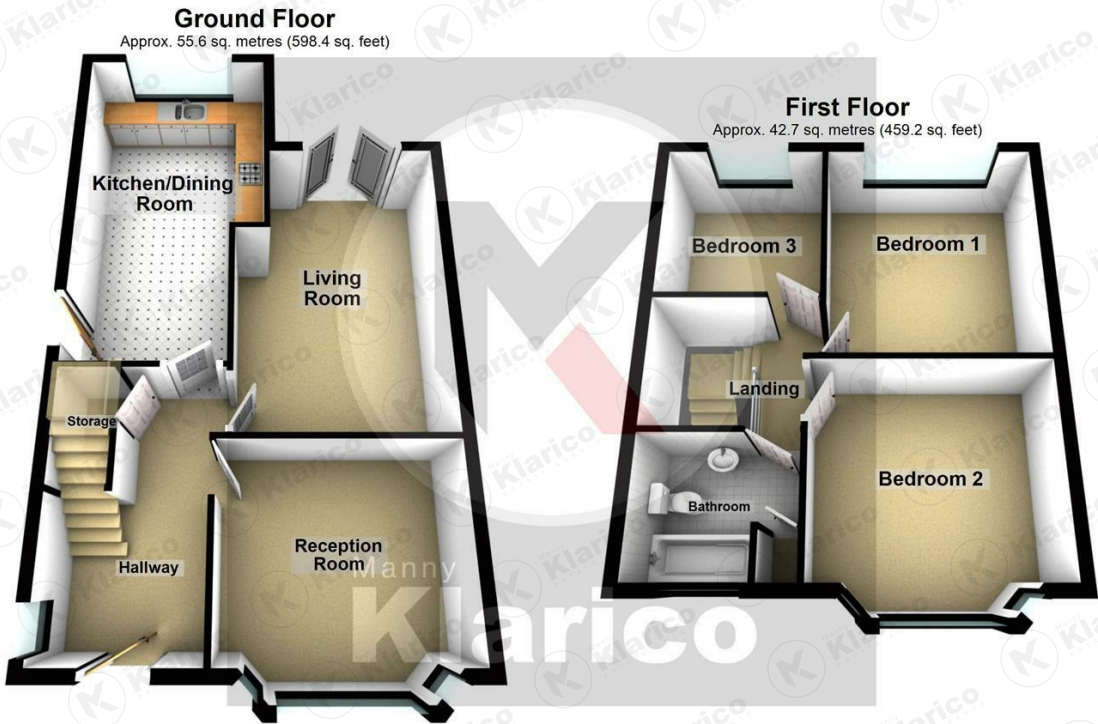


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Total area: approx. 98.3 sq. metres (1057.7 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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