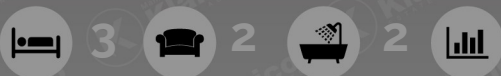


Cole Bank Road, Hall Green



Offers In The Region Of £435,000

Cole Bank Road, Hall Green

- Detached
- Spacious
- Off Street Parking
- Ideal Family Home
- 3 Bedrooms
- Double Glazed
- Gas Central Heating
- Potential for Further Development (STPP)

Tenure: Freehold
Council Tax Band:

Nestled on the charming Cole Bank Road in Hall Green, Birmingham, this delightful detached house presents an ideal opportunity for families seeking a comfortable and spacious home. Boasting three well-proportioned bedrooms, this property offers ample space for both relaxation and privacy.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The double-glazed windows throughout the property ensure a warm and peaceful environment, while also contributing to energy efficiency.

With two bathrooms, morning routines will be a breeze, accommodating the needs of a busy household. The off-street parking adds an extra layer of convenience, allowing for easy access and peace of mind.

This property is not just a house; it is a home that promises comfort and warmth, making it an excellent choice for families looking to settle in a friendly neighbourhood. With its blend of space, functionality, and a prime location, this detached house on Cole Bank Road is truly a must-see.

Directions

Front Garden
Immaculate detached property offering off street parking, brick paved with stairs leading to entrance

Porch

Hallway

Lounge
4.45 x 3.64 (14'7" x 11'11")
Double glazed window to front, skirting board, ceiling light, carpet, wall mounted radiator

Kitchen
6.00 x 2.97 (19'8" x 9'8")
Double glazed window to rear, tiled flooring, generous number of storage units, drainer sink with mixer tap, extractor hood, integrated dishwasher, integrated oven/grill, splashback tiles, ceiling lights, skirting board, wall mounted radiator

Dining Room
3.60 x 3.11 (11'9" x 10'2")
laminated flooring, ceiling light, skirting board, wall mounted radiator,

Dining Room
3.69 x 3.62 (12'1" x 11'10")
Double glazed window and patio door to rear, skirting board, ceiling light, sky lights, wall mounted radiator, laminate flooring

Garage
5.10 x 2.40 (16'8" x 7'10")

Utility
2.50 x 1.80 (8'2" x 5'10")
Ceiling light, skirting board, drainer sink with mixer tap, storage units

Shower Room
1.80 x 1.00 (5'10" x 3'3")
Privacy double glazed window to rear, ceiling light, toilet, skirting board, shower cubicle, tiled flooring

Bedroom 1
4.47 x 2.99 (14'7" x 9'9")
Double glazed window to front, carpet, skirting board, ceiling light, fitted wardrobes, wall mounted radiator

Bedroom 2
3.50 x 3.12 (11'5" x 10'2")
Double glazed windows to rear, ceiling light, skirting board, coving, carpet, wall mounted radiator

Bedroom 3
2.33 x 2.00 (7'7" x 6'6")
Double glazed window to front, skirting board, ceiling light, carpet, wall mounted radiator,

Toilet
Privacy double glazed window to rear, toilet, tiled flooring, wall tiles, wash basin with mixer tap, ceiling light

Bathroom
2.20 x 2.00 (7'2" x 6'6")
Privacy double glazed window to rear, tiled flooring, ceiling light, shower cubicle, wash basin with mixer tap, bath tub, wall tiles, extractor fan

Rear Garden
Spacious rear garden with laid lawn, outbuild, fenced boundaries



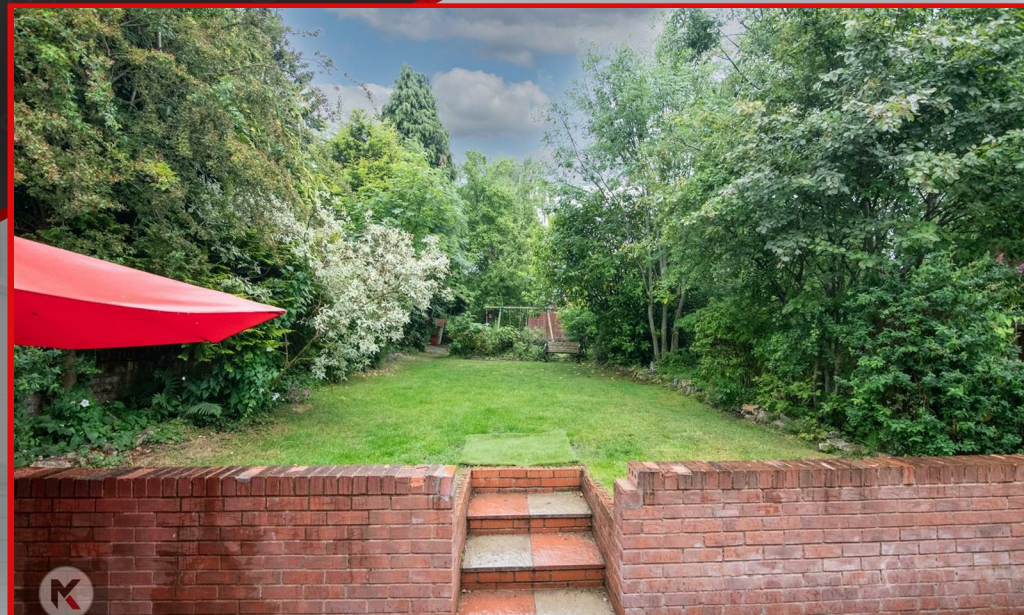
Cole Bank Road, Hall Green

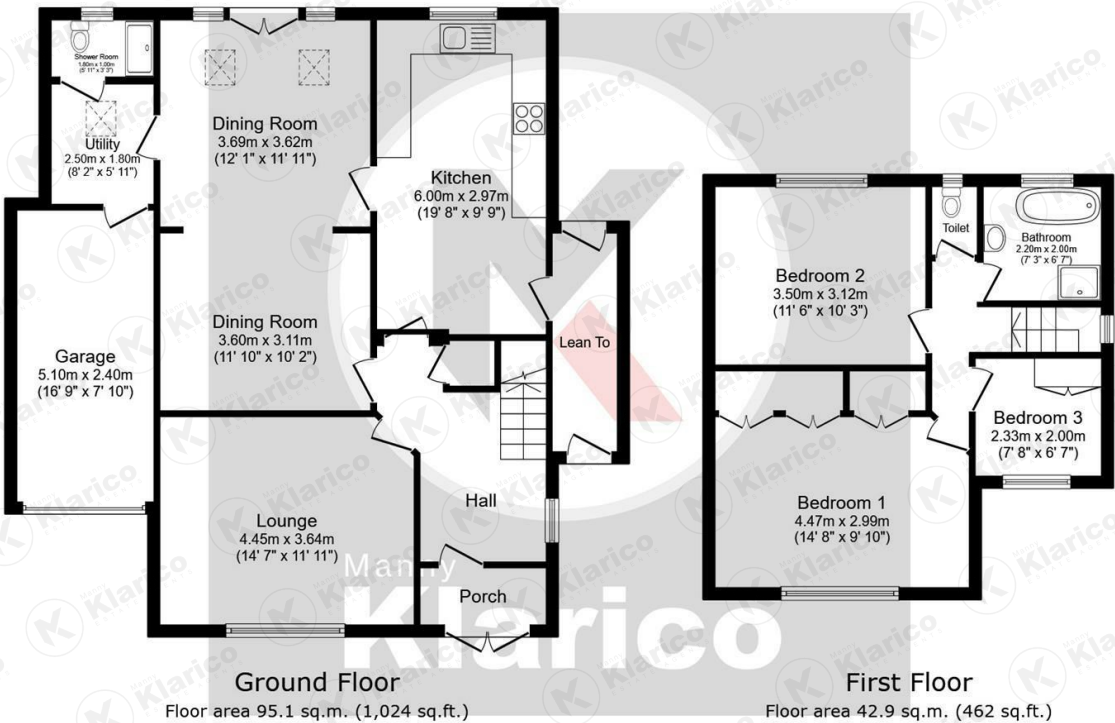


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
(81-91) B			(81-91) 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					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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