

## Cole Valley Road, Hall Green



£375,000

Nestled on the charming Cole Valley Road in Birmingham, this semi-detached house offers a delightful blend of comfort and style. Spanning an impressive 1,260 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The master bedroom features a convenient en suite bathroom, providing a private retreat for relaxation.

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

### Kitchen

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

### Bedroom 1

11'1" x 7'2" (3.40 x 2.20)

Double glazed window to front, carpet flooring, wall mounted radiator, skirting, ceiling light, En-suite

### En-suite

7'5" x 3'7" (2.28 x 1.10)

Privacy double glazed window to side, tile flooring, wall tiles, walk-in 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



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#### Bedroom 4

15'8" x 11'7" (4.79 x 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

#### Garden

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





## Cole Valley Road, Hall Green

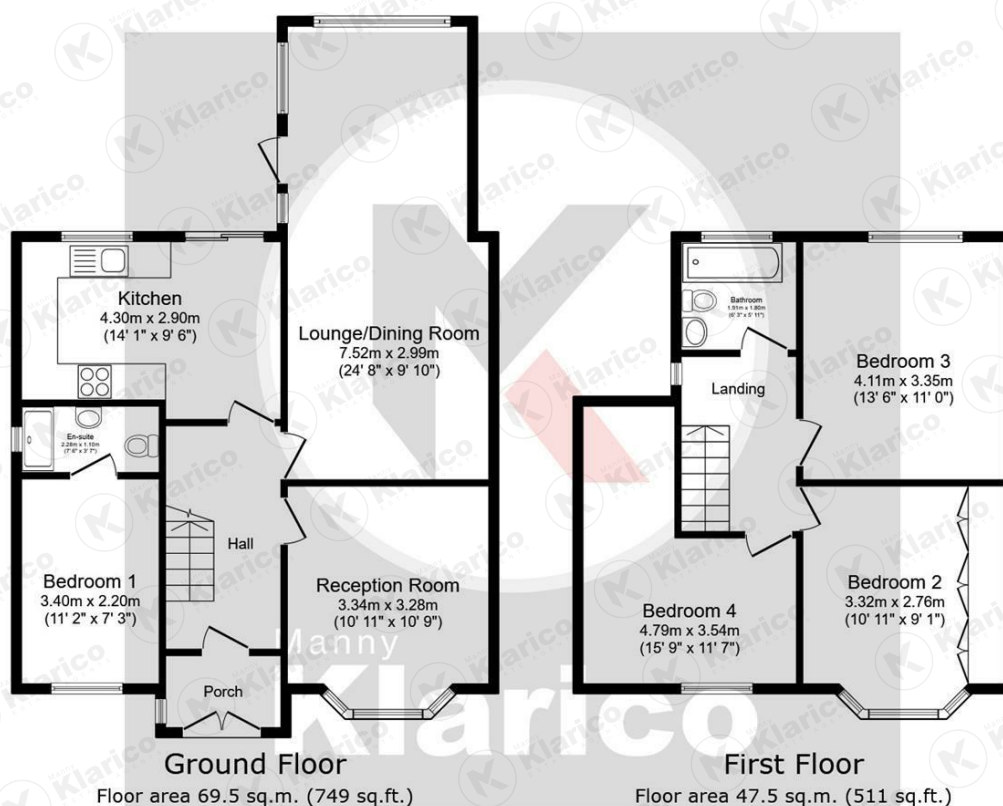




## Cole Valley Road, Hall Green







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, omission or misstatement. A party must rely upon its own inspection(s).



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