

Colebrook Road,



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£1,100 PCM

Colebrook Road,

- Mid Terrace
- Gas Central Heating
- Well Presented
- Ideal Buy-To-Let
- 3 Bedrooms
- uPVC Double Glazing
- Ideal For FTBs

Tenure:

Council Tax Band: A

KLARICO Estate Agents are delighted to offer this 3 bedroom mid-terrace property situated within a popular part of Birmingham. A well presented family home. Immediately Available.

The first floor provides an open lounge/dining area with access into a modern kitchen and ground floor bathroom. The first floor provides 3 spacious bedrooms. This property provides a spacious rear garden with rear access to the property.

Directions

Lounge/Diner

8.57m x 3.36m (28'1" x 11'0")

Double glazed box window to front, carpet, wood flooring, ceiling light, wall mounted radiators

Kitchen

3.00m x 1.77m (9'10" x 5'10")

Double glazed window to side, wood flooring, storage cupboards, ceiling light, drainer sink with mixer tap, integrated 4 ring gas cooker with double oven, wood worktops

Bathroom

2.08m x 1.77m (6'10" x 5'10")

Privacy double glazed window to side, wood flooring, wash basin with mono taps, toilet, bath tub thermostatic shower unit, extractor fan

Lean-to

5.87m x 1.30m (19'3" x 4'3")

Storage space, useful for utilities, carpet

Bedroom 1

3.39m x 3.36m (11'1" x 11'0")

Double glazed window to front, carpet, fitted wardrobes with sliding mirror doors, ceiling light, wall mounted radiator

Bedroom 2

3.52m x 2.44m (11'7" x 8'0")

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

Bedroom 3

2.76m x 1.75m (9'1" x 5'9")

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

Rear Garden

Fence panels to boundaries, rear access, good size



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This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

Energy Efficiency Rating

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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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