



61 COLEBOURNE ROAD, BILLESLEY, B13 0EZ

OFFERS IN EXCESS OF £325,000

- **PORCH**
- **LOUNGE**
- **KITCHEN**
- **THREE BEDROOMS**
- **GARAGE**
- **HALLWAY**
- **DINING ROOM**
- **UTILITY SPACE**
- **BATHROOM & SEPARATE WC**
- **REAR GARDEN**

Colebourne Road is a popular road located off Brook Lane which links Hall Green with Moseley.

We are advised that there is good schooling in the area for children of all ages, with catchment areas being subject to confirmation from the Education Department. Nearby in Trittiford Road is the very popular Our Lady of Lourdes Roman Catholic Junior and Infant School, together with Bishop Challinor Roman Catholic Secondary School in Kings Heath itself.

Local shopping facilities can be found at both Robin Hood Island and Hall Green Parade and a short drive into nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Hall Green is served by both Hall Green Railway Station on the Stratford Road and Yardley Wood Railway Station on Highfield Road.

Off the main Stratford Road through Shirley leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business and Leisure Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

A convenient location therefore for this traditional semi detached property which is set back from the road behind a front driveway. The driveway extends to the

HALLWAY

Having ceiling light point, central heating radiator, wood floor, wooden flooring, plate rail, stairs to first floor landing and doors off to the dining room, kitchen and

LOUNGE

14'10" max x 10'11" (4.52m max x 3.33m)

Having double glazed half bay window to front aspect, ceiling light point, central heating radiator, gas fire and coved cornice to ceiling

DINING ROOM

14'9" into bay x 10'11" (4.50m into bay x 3.33m)

Having double glazed door to rear garden with double glazed windows to either side, ceiling light point, central heating radiator, gas fire and coved cornice to ceiling

KITCHEN

8'4" x 8'5" (2.54m x 2.57m)

Having double glazed box bay window to rear aspect, a range of wall and base units with roll top work surface over incorporating stainless steel sink and drainer with mixer tap over, integrated fridge, space for electric cooker, ceiling light point and door to

UTILITY SPACE

Having part glazed door to rear garden with single glazed window to the side, ceiling light point, space and plumbing for washing machine, space for tumble dryer and fridge freezer and door to garage

FIRST FLOOR LANDING

Having window to side elevation, loft access, ceiling light point and doors off to the three bedrooms, bathroom and wc

BEDROOM ONE

15'5" max x 10'11" (4.70m max x 3.33m)

Having double glazed half bay window to front elevation, ceiling light point and central heating radiator

BEDROOM TWO

14'9" into bay x 9'1" to wardrobes (4.50m into bay x 2.77m to wardrobes)

Having double glazed bay window to rear elevation, ceiling light point, central heating radiator and built in wardrobes

BEDROOM THREE

9'0" x 6'10" (2.74m x 2.08m)

Having double glazed window to front elevation, ceiling light point and central heating

BATHROOM

8'1" x 5'5" (2.46m x 1.65m)

Having double glazed window to rear elevation, panel bath with electric shower over, pedestal wash hand basin, ceiling light point central heating radiator and cupboard housing gas central heating boiler

SEPARATE WC

Having window to side elevation, low level wc and ceiling light point

REAR GARDEN

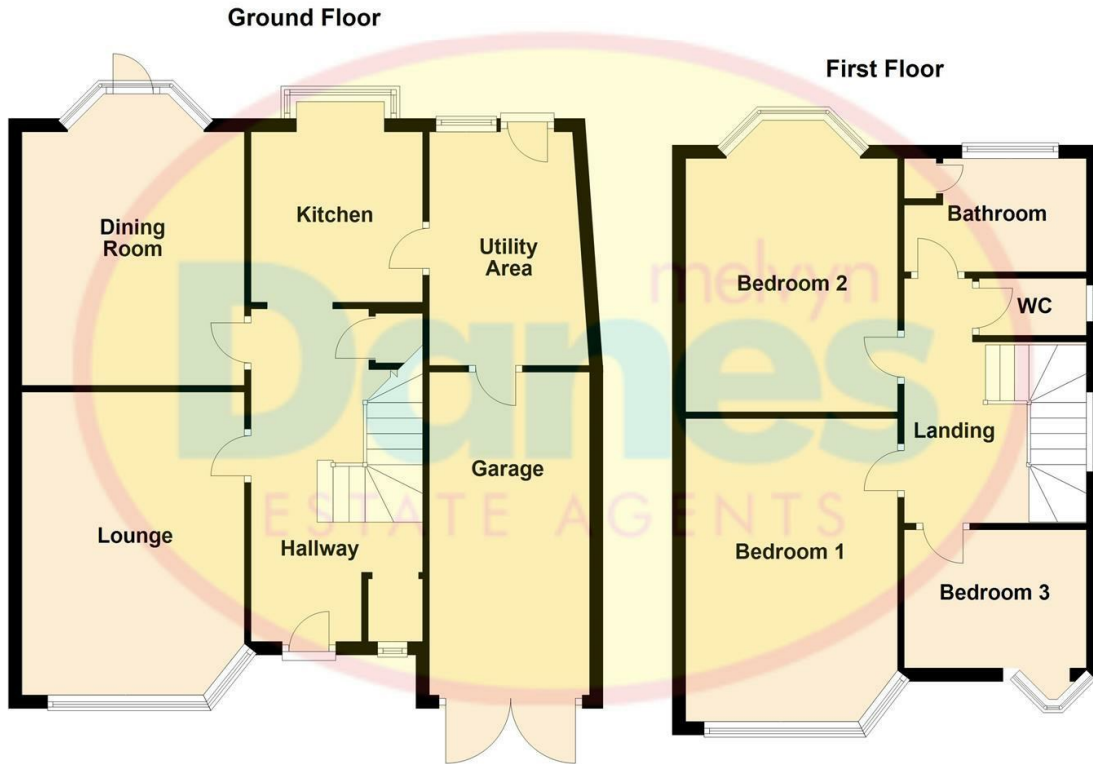
Having paved patio with a few steps leading the rest of the garden that is mainly laid to lawn with wooden shed

GARAGE

Having double doors opening to the driveway, ceiling light point and door to the utility space

Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION
From our Shirley Office proceed along the A34 Stratford Road towards Hall Green. At Robin Hood Island take the second exit into Robin Hood Lane, proceed straight over the next two islands into Brook Lane and take the second turning into Colebourne Road where the property can be found on the right hand side.

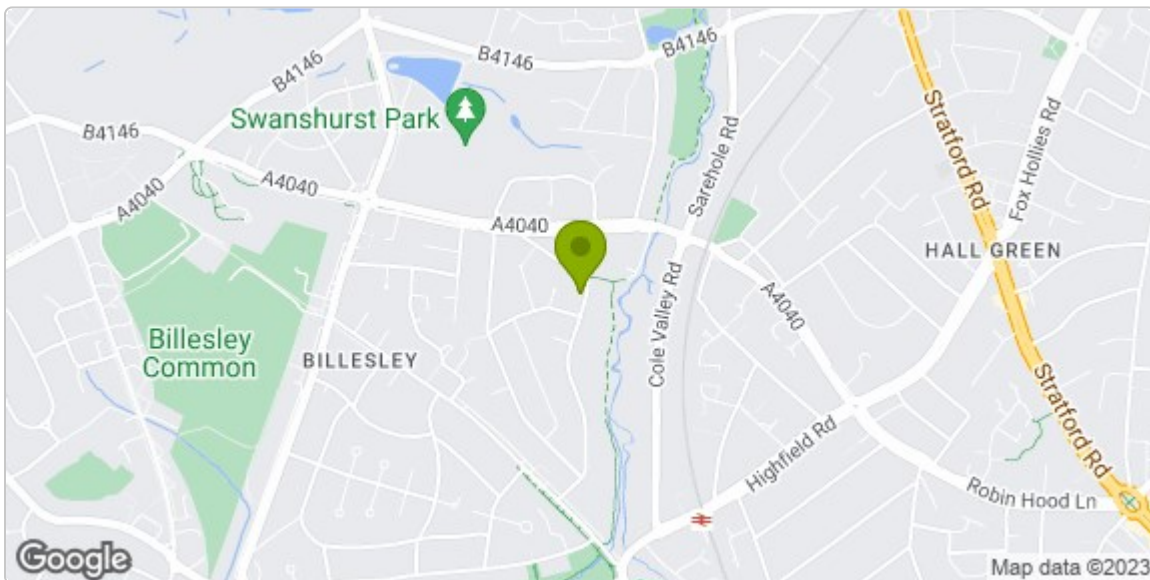
COUNCIL TAX BAND
We are advised that the property is a Band C

TENURE
We are advised that the property is Freehold but as yet we have not been able to verify this.

VIEWING
By appointment only please with the Shirley office on 0121 744 2801.

THE CONSUMER PROTECTION REGULATIONS
The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification



| Energy Efficiency Rating | | Current | Potential |
|--|--|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 65 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | | EU Directive 2002/91/EC |