Rice Chamberlains
ESTATE AGENTS LLP



10 Colebourne Road

, Birmingham, B13 0EY

Offers Over £400,000

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***DETACHED THREE BEDROOM FAMILY HOME IN POPULAR LOCATION!* Lovely three bedroom detached family home in this quiet and popular residential location bordering Moseley, Kings Heath and Hall Green close to all local amenities, shops, schools, parks and local transport links. The property benefits from central heating and double glazing (where stated) and benefits from being modernised and the accommodation briefly comprises; block paved driveway, porch, hallway, two reception rooms, study, downstairs WC, kitchen, utility and access to a well maintained rear garden. To the first floor there are three bedrooms and family bathroom. Energy Efficiency Rating TBC. To arrange your viewing to fully appreciate the accommodation on offer please contact our Moseley office.**







Approach
The property is approached via a driveway leading to front entry door opening into:

Porch
With a further door opening into:

Hallway
With ceiling light point, central heating radiator and doors opening into:

Reception Room One
to bay 13'7" x 9'2" (to bay 4.15 x 2.80)
With double glazed window to the front aspect, central heating radiator, decorative fireplace with wooden mantle piece and shelving to alcoves.

Reception Room Two
15'4" x 10'5" (4.69 x 3.20)
With double glazed bay window to the rear aspect with accompanying French doors giving access to the rear garden, ceiling light point, central heating radiator and decorative fireplace with tiled mantle and surround.

Kitchen/Diner
13'9" (max) x 11'8" (max) (4.21m (max) x 3.58m (max))
With tiled flooring with under floor heating, ceiling light point, ceiling spotlights, a selection of wall and base units with work surfaces over with built-in fridge freezer and dishwasher, integrated oven and hob with extractor fan over, skylight, central heating radiator, double glazed window to the rear aspect, double glazed door to the rear aspect and walkway into:

Pantry
2'7" x 3'10" (0.80 x 1.19)
With shelving.

Utility
3'11" x 5'2" (1.21 x 1.59)
With continued tiled flooring, skylight, ceiling spotlights and space for washing machine.

Inner Hallway
With ceiling light point, cork to flooring and sliding door opening into:

Study
5'9" x 6'5" (1.77 x 1.97)
With ceiling light point, double glazed window to the front aspect, central heating radiator and two wall mounted gas and electric meter cupboards.

Ground Floor WC
2'6" x 5'11" (0.77 x 1.81)
With cork flooring, ceiling light point, low flush WC, extractor fan, central heating radiator, wall mounted wash hand basin with two taps over and tiling to splash backs.

First Floor Accommodation
With stairs giving rise to the first floor landing with double glazed window to the side aspect, ceiling light point, loft access point with pull down ladder and partially boarded and doors opening into:

Bedroom One
into bay 16'3" x 10'6" (into bay 4.96 x 3.22)
With double glazed bay window to the front aspect,

ceiling light point, central heating radiator, picture rail and built-in storage cupboard.

Bedroom Two
into bay 15'3" x 9'2" (into bay 4.66 x 2.81)
With double glazed bay window to the rear aspect, ceiling light point, central heating radiator, built-in shelving and built-in wardrobe.

Bedroom Three
8'6" x 10'0" (2.61 x 3.06)
With ceiling light point, central heating radiator, double glazed window to the rear aspect and built-in wardrobe.

Bathroom
8'10" x 7'10" (2.7 x 2.4)
With decorative mosaic vinyl to flooring, ceiling light point, double glazed opaque windows to the rear and side respectively, storage cupboard housing the 'Baxi' boiler, heated electric towel rail, wash hand basin on vanity unit with storage below and hot and cold mixer tap, low flush WC, bath with shower screen and hot and cold mixer tap and shower over and extractor fan.

Rear Garden
With patio area with professionally laid York stone with pea gravel leading to lawn area with flowerbeds to borders with mature shrubs and tree including apple tree, useful shed and side access point.

Council Tax Band
According to the Direct Gov website the Council Tax Band for 10 Colebourne Road Birmingham, B13 0EY is band D and the annual Council Tax amount is approximately £2,353.17, subject to confirmation from your legal representative.

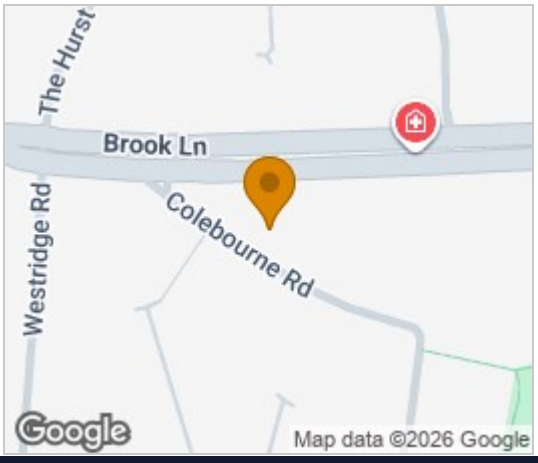














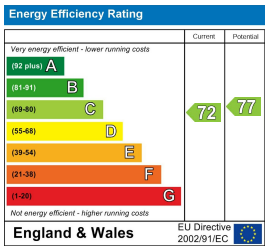
Floor Plan

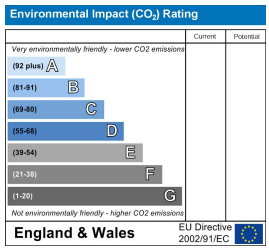


Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

27-29 St Marys Row, Moseley, Birmingham, West Midlands, B13 8HW
Tel: 0121 442 4040 Email: sales@ricechamberlains.co.uk ricechamberlains.co.uk