

# Horton & Senate



182 Colebourne Road, Birmingham, B13 0EX

£315,000

- Semi Detached
- Through Lounge
- Kitchen Diner
- Utility
- Three Generously Proportioned Bedrooms
- Sought after Location
- WC
- Rear Garden

# 182 Colebourne Road, Birmingham B13 0EX

This delightful three-bedroom semi-detached house presents an excellent opportunity for those looking to create their dream home. With a spacious layout, the property offers ample room for family living and entertaining - comprising of three generously sized bedrooms, a through lounge, kitchen / diner, garden and garage.

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Council Tax Band:



#### Approach

Via driveway for 2 cars, porch leading to the front door and door to garage.

#### Ground floor

##### Entrance hall

Stairs leading to the first floor, radiator and doors to ground floor rooms

##### Through lounge

3.1m max x 8.4m

A large lounge with a double glazed bay window to the front elevation, sliding patio doors to the rear garden and two central heating radiators

##### Kitchen/Diner

4.0m max x 4.69m

The large kitchen diner is ideal for modern family living, there is a range of wall and floor base units, with work surface over, an inset sink with mixer tap and drainer, plumbing for a washing machine, an integrated oven with electric hob over. There are two windows to the rear elevation, a door to the rear garden and door to the

#### Garage.

#### First floor

##### Landing

Double glazed window to the side and doors to first floor rooms

##### Bedroom One

3.2m max x 4.0 m

A double bedroom with a set of fitted wardrobes, a double glazed bay window to the front elevation and a central heating radiator

##### Bedroom Two

3.2m max x 4.5m

A double bedroom with double glazed window to the rear elevation, built in wardrobes and a central heating radiator

##### Bedroom Three

2.2m max x 2.3m

A larger than average third bedroom with a double glazed window to the front elevation, central heating radiator and space for wardrobes

#### Bathroom

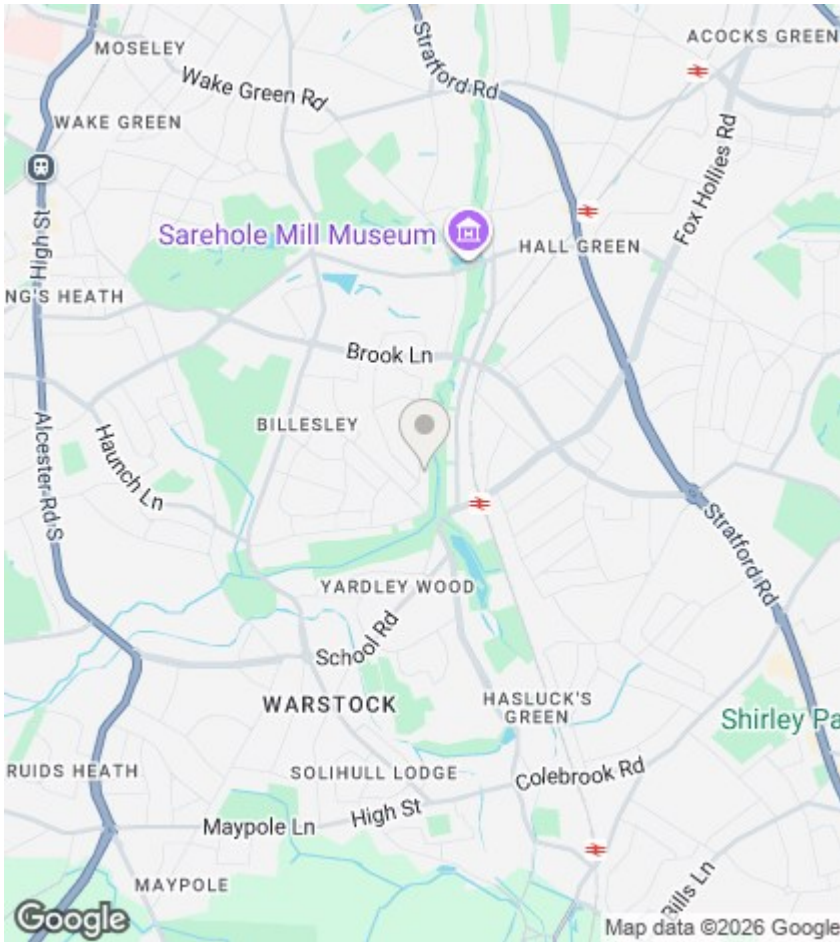
The family bathroom comprises of a bath with shower over, a wc, sink, central heating radiator and two double glazed windows

#### Rear garden

A pleasant rear garden with a slabbed patio area leading to a lawn, with fencing and mature shrubs to boundaries.







### Directions

### Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

### EPC Rating:

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

### Ground Floor



### First Floor

