

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

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Cole Hall Lane, Birmingham | £225,000

*** MID TERRACE FAMILY HOME * DRIVEWAY * THREE FAMILY BEDROOMS!* EXTENDED PROPERTY ** 360 VIRTUAL TOUR AVAILABLE! ****

THIS IS A DECEPTIVELY SPACIOUS FAMILY HOME WHICH NEEDS TO BE VIEWED TO APPRECIATE THE SIZE & STANDARD OF ACCOMMODATION ON OFFER ...SITUATED CLOSE TO ALL LOCAL AMENITIES...

CALL FOR AN IMMEDIATE VIEWING ON 0121-783-3422 to ensure you DON'T MISS OUT!!

The property is approached via a DRIVEWAY providing off road parking for two vehicles with accommodation comprising of . entrance porch, hallway, LOUNGE & DINING ROOM, EXTENDED KITCHEN and PRIVATE REAR GARDEN to the ground floor. To the first floor there are THREE GENEROUS BEDROOMS and Family Bathroom.

**The property benefits from central heating and double glazing where specified.
Energy Performance Certificate : D**

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APPROACH

The property is accessed via a dropped kerb and leading to:-

Driveway

A driveway providing parking for two vehicles and leading to the double glazed entrance porch.

Entrance Porch

Double glazed door with windows to front and sides and leading into an additional double glazed entrance door.

Entrance Hallway

Stairs to first floor landing. Radiator. Wood effect flooring. Doors leading to ground floor accommodation:-

Lounge

12'11" x 11'9" (3.94m x 3.58m)

Double glazed window to the front and radiator.

Rear Reception Room

13'10" x 12'1" (4.22m x 3.68m)

Radiator. Storage cupboards. Feature fireplace with tiled inset. Wood effect flooring. A door to the rear leading into the kitchen.

Family Kitchen

13'11" x 12'10" (4.24m x 3.91m)

A range of wall and base units with work services over incorporating a stainless steel, sink and drainer unit with mixer tap over. Appliances include an electric hob with electric oven underneath and extractor hood over. Plumbing for a dish washer, tumble dryer and washing machine. Part tiling to the walls. Ceiling spotlights. Radiator. Double glazed windows to the rear and double glazed door to the side allowing access to the family garden.

FIRST FLOOR

Landing

Ceiling loft hatch with retractable ladders. Storage cupboards. Doors giving access to first floor accommodation:-

Bedroom One

14'1" x 9'4" (4.29m x 2.84m)

Double glazed window to the front and radiator. Wood effect flooring.

Bedroom Two

12'9" x 9'5" (3.89m x 2.87m)

Double glazed window to the rear and radiator. Wood effect flooring.

Bedroom Three

8'8" x 7'6" (2.64m x 2.29m)

Double glazed window to the front and radiator.

Shower Room/W.C

Suite comprises of a walk-in shower cubicle with a boiler fed shower over, low level WC and wash hand basin. Heated towel rail. Tiling to the walls. Obscure double glazed window to the rear.

OUTSIDE

Rear Garden

Timber fence perimeter with a side gate allowing access via a mid entry allowing access to/from the front of the property. The rear garden has paved patio areas and lawn with decorative stone. Outside tap point. Timber storage shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(B2 plus) A	73	
(B3-91) B		
(B9-80) C		
(55-48) D	56	
(39-34) E		
(21-38) F		
(1-26) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(B2 plus) A	73	
(B3-91) B		
(B9-80) C		
(55-48) D	56	
(39-34) E		
(21-38) F		
(1-26) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		