



67 Cole Bank Road, Hall Green,
Birmingham B28 8EZ

Price Guide **£410,000**

- Extended Semi-Detached
- Four Bedrooms, Two Bathrooms
- Two Reception Rooms

- Spacious Kitchen & Breakfast Room
- Large Mature Garden
- Energy Efficiency Rating - D

0121 709 3300

67 Cole Bank Road, Hall Green, Birmingham B28 8EZ

A superbly presented and extended, traditional, four bedroom, semi-detached residence that is situated in a sought after location offering well-appointed, spacious living accommodation that would suit a growing family. There is a beautifully appointed, extended dining/kitchen which is the hub of the home together with two formal reception rooms, utility/WC, four bedrooms, ensuite and family bathroom, single garage and a large mature garden.

APPROACH

Via a driveway that enables off road parking leading to an enclosed UPVC storm porch entrance to:-

ENTRANCE HALL

Double panel radiator, wood-effect flooring, ceiling light point, stairs rising to first floor landing with understairs storage cupboard, doors to Reception Room One, Reception Room Two and Breakfast Room.

RECEPTION ROOM ONE (FRONT)

14' 5" (4.4M) X 12' 6" (3.8M)

Ornamental fireplace with gas fire, double panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

EXTENDED RECEPTION ROOM TWO (REAR)

24' 3" (7.4M) X 12' 6" (3.8M) MAX

Single panel radiator, double panel radiator, two ceiling light points, two wall light points, TV point, UPVC double glazed French doors to the rear garden.

EXTENDED BREAKFAST ROOM / KITCHEN

27' 7" (8.4M) X 12' 6" (3.8M) MAX

Fitted with a range of modern wall and base units with co-ordinated roll top work surfaces, ceramic tiling to splash prone areas and ceramic tiled floor. See the following for more details:-

BREAKFAST ROOM

Stainless steel single drain sink unit with mixer tap over, space for a washing machine, dryer and other large appliances, space for breakfast table and chairs, UPVC double glazed window to the side aspect, double panel radiator and two ceiling light points.

KITCHEN

Integrated ceramic hob with oven beneath and concealed extractor fan over, stainless steel corner double drain sink unit with mixer tap over, double panel radiator, two ceiling light points, plumbing for a dishwasher, door to inner lobby and UPVC double glazed windows and UPVC glazed door to the garden.

REAR LOBBY

Rear lobby leading to a ground floor WC, single panel radiator, ceiling light point, continuation of ceramic tiled flooring, UPVC double glazed window to the side aspect and UPVC double glazed door to the internal courtyard.

GROUND FLOOR W/C

Low level flush WC, pedestal hand wash basin, single panel radiator, ceiling light point, tiled floor and obscure UPVC double glazed window to the front aspect.



INTERNAL COURTYARD

Outside connecting space with door to the Rear Lobby and door to the Garage.

FIRST FLOOR LANDING

Loft access, single panel radiator, doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

BEDROOM ONE (REAR)

17' 1" (5.2M) X 10' 10" (3.3M)

Fitted with a range of beautifully appointed fitted furniture including wardrobes, storage cupboards and shelving, hand wash basin with storage unit beneath, single panel radiator, ceiling light point, wall light point, UPVC double glazed window to the rear aspect and door to Bedroom Three.



BEDROOM TWO (FRONT)

9' 6" (2.9M) X 8' 10" (2.7M)

Double panel radiator, ceiling light point, wall light point, corner hand wash basin, fitted wardrobe and UPVC double glazed window to the front aspect.

BEDROOM THREE (REAR)

14' 9" (4.5M) X 8' 6" (2.6M)

Double panel radiator, ceiling light point, wall light point, fitted wardrobe, cupboard housing the combi boiler, door to en-suite and UPVC double glazed window and UPVC double glazed door to the rear aspect.

EN-SUITE

Well-appointed en-suite with modern white suite comprising hand wash basin with storage unit beneath, low level flush WC, corner shower enclosure with multi-jet thermostatic shower unit, complementary tiling to walls and floors, two ceiling light points, obscure UPVC double glazed windows to the rear and side aspects.



BEDROOM FOUR (FRONT)

7' 10" (2.4M) X 6' 11" (2.1M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

FAMILY BATHROOM

Modern four piece suite comprising low level flush WC, bidet, pedestal hand wash basin, jacuzzi bath with electric shower unit over, waterproof shower boards to splash prone areas, ceiling light point, tiled flooring, obscure UPVC double glazed window to the side aspect.

REAR GARDEN

A well-established and mature garden with wood panel fenced perimeter has been landscaped with paved pathways and borders filled with a variety of plants and shrubs. There is a timber shed.

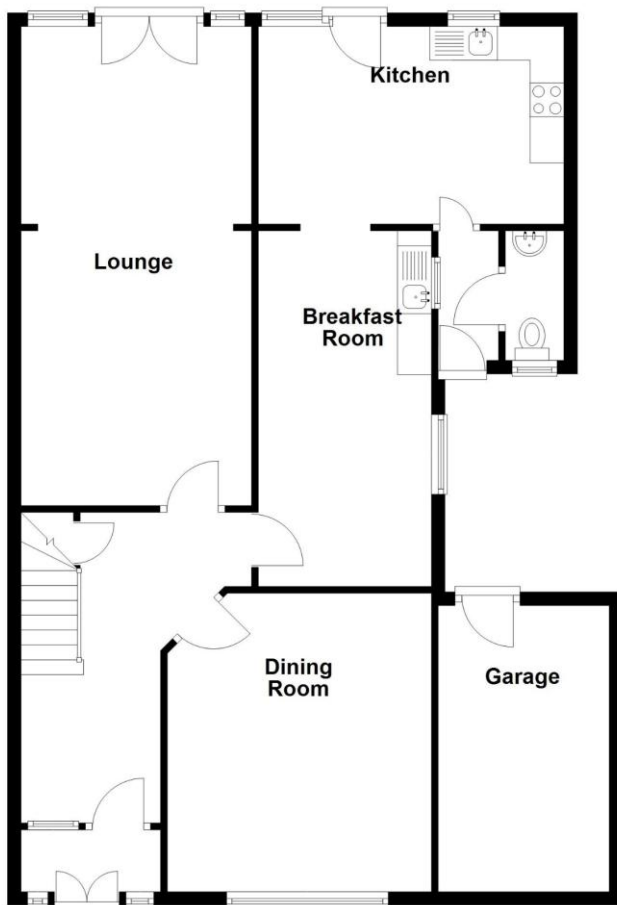
TENURE

We have been advised that the property is Freehold. This is subject to verification by your Solicitor.



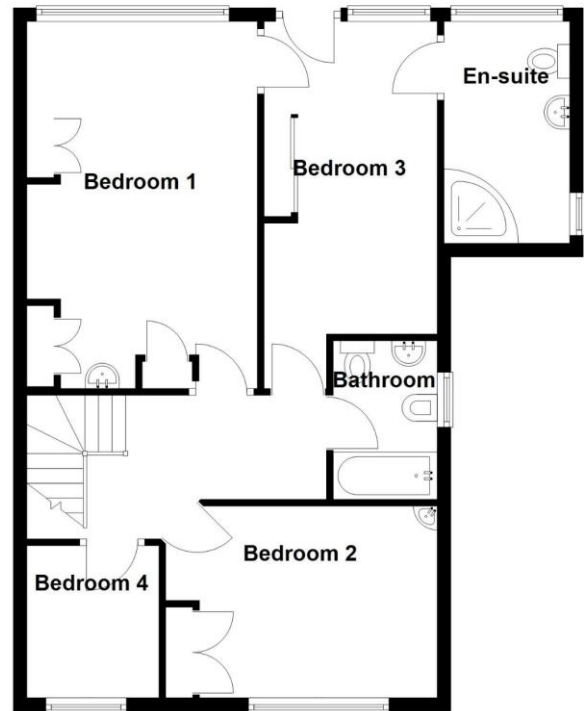
Ground Floor

Approx. 98.5 sq. metres (1060.6 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.1 sq. feet)



Total area: approx. 165.7 sq. metres (1783.7 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

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The UK's number one property website

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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