



smarthomes

## Cole Valley Road

Hall Green, Birmingham

- A Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen & Modern Family Bathroom
- West Facing Rear Garden
- No Upward Chain

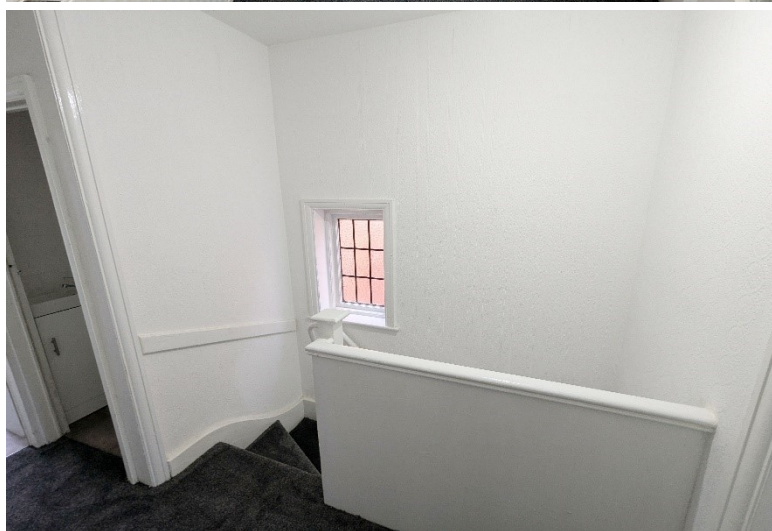
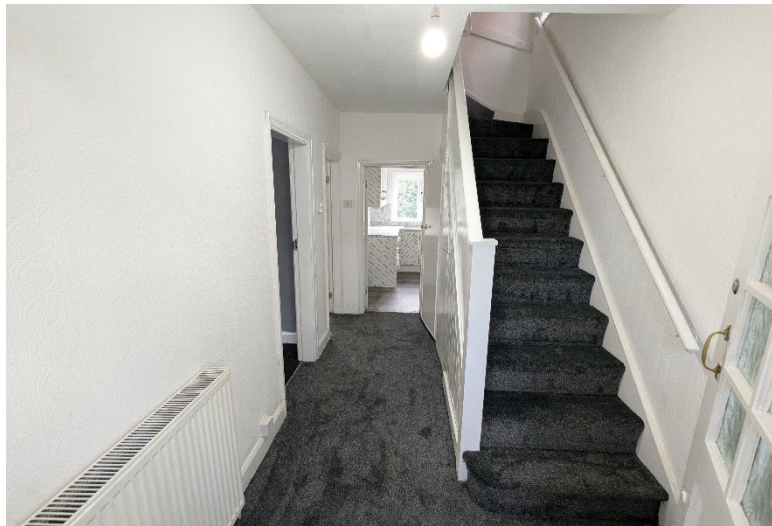
**£290,000**

Current EPC Rating - 44

Current Council Tax Band - C







## Property Description

A semi-detached family home situated in a popular location benefiting from no upward chain and offering accommodation comprising two reception rooms, re-fitted kitchen, modern bathroom and separate W.C, West facing rear garden and driveway parking





## Rooms & Measurements

Lounge to Front 4.62m x 3.35m (15'2" x 11'0")

Dining Room to Rear 4.04m x 3.4m (13'3" x 11'2")

Re-Fitted Kitchen to Rear 3.05m x 1.96m (10'0" x 6'5")

Covered Side Passage 8.23m x 0.94m (27'0" x 3'1")

Bedroom One to Front 4.72m x 3.43m (15'6" x 11'3")

Bedroom Two to Rear 4.06m x 3.4m (13'4" x 11'2")

Bedroom Three to Front 2.44m x 1.98m (8'0" x 6'6")

Family Bathroom to Rear 1.98m x 1.91m (6'6" x 6'3")

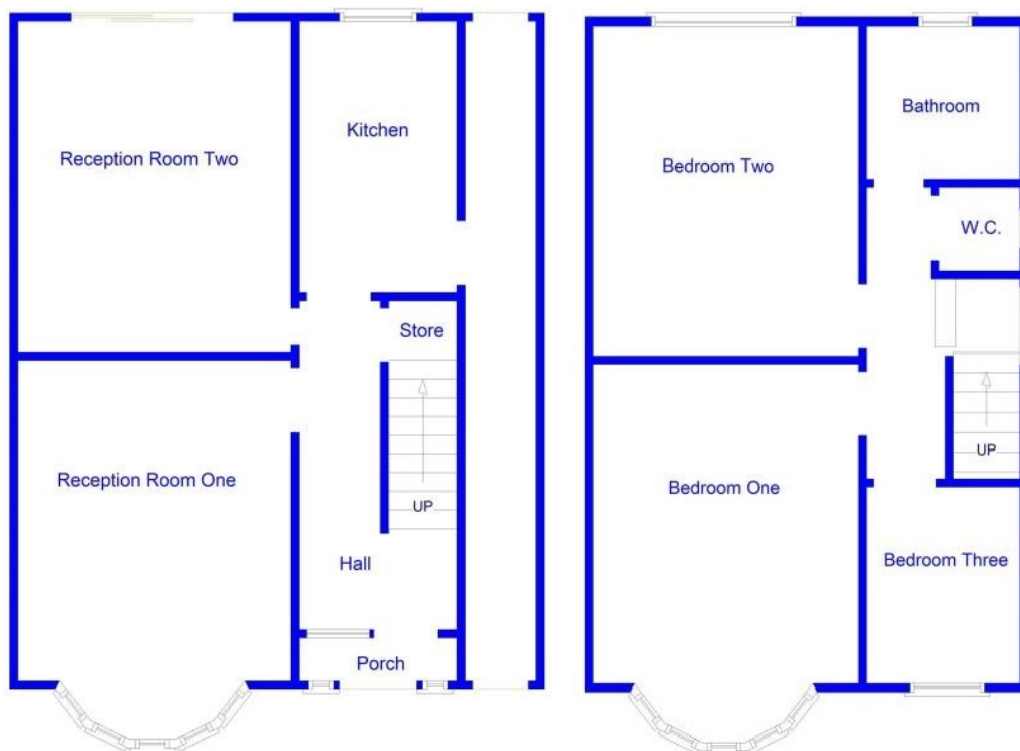
Separate W.C

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

Current council tax band – C





316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.