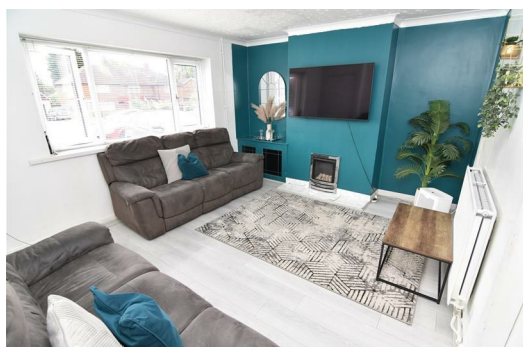
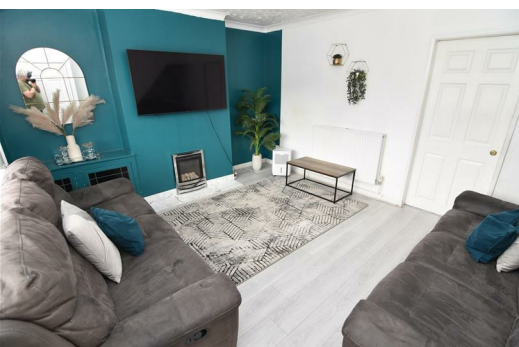




ALEX SMITH & Co.
CHARTERED SURVEYORS AND ESTATE AGENTS

HODGE HILL
0121-784 6660
sales@alex-smith.co.uk
www.alex-smith.co.uk



367 Cole Hall Lane, Kitts Green, Birmingham B33 9NS

Price £219,950

REDUCED BY £10,000. MUST BE VIEWED. A freehold, 3 bedroom end townhouse benefiting from majority gas fired central heating, UPVC double glazing with off road car parking space to the front.



Cole Hall Lane is located close to the junction with Kitts Green Road and Crossfield Road.

The property is set back from the roadway behind a paved foregarden/vehicular driveway that provides off road parking for multiple vehicles.

The property is built of traditional two storey brick construction and is surmounted by a pitched tiled roof.

THE INTERNAL ACCOMMODATION BRIEFLY COMPRISES

ON THE GROUND FLOOR

UPVC FRONT DOOR ENTRANCE

RECEPTION HALL

Single panel central heating radiator.

LOUNGE (FRONT)

17'8 max x 14'3 min x 11'10 (5.38m max x 4.34m min x 3.61m)

Laminated flooring, UPVC double glazed window, twin panel central heating radiator. Stone effect gas fire set on a marble hearth, double door meter cupboard.

KITCHEN (REAR)

11'4 x 8'8 (3.45m x 2.64m)

Single drainer stainless steel sink unit with mixer taps, single door base unit below. Further double door, 2 single door and a 3 drawer base unit all with work surface over. Full height double door larder unit, double door and single door wall unit, further single door wall unit concealing the Worcester gas fired central heating boiler. 3 UPVC double glazed windows. twin panel central heating radiator.

Plumbing for automatic washing machine, gas cooker point.

OPENING INTO LOBBY WHICH THEN PROVIDES ACCESS TO

GROUND FLOOR BATHROOM

11'8 max x 5'2 min x 8'6 (3.56m max x 1.57m min x 2.59m)

Tiled walls, panelled in bath with Triton shower over. Pedestal wash hand basin, low flush w.c. UPVC double glazed window, twin panel central heating radiator.

EXTENDED REAR VERANDA

15'6 x 9'4 (4.72m x 2.84m)

UPVC double glazed door and windows to outside.

ON THE FIRST FLOOR

LANDING

Gas wall heater, UPVC double glazed window.

BEDROOM 1 (FRONT)

17'8 max x 10'3 (5.38m max x 3.12m)

Double door and single door built in wardrobe with double door and 2 single door bonnet cupboards over. 2 UPVC double glazed windows.

BEDROOM 2 (REAR)

10'7 x 7'4 (3.23m x 2.24m)

UPVC double glazed window.

BEDROOM 3 (REAR)

7'6 x 7'1 (2.29m x 2.16m)

Twin panel central heating radiator, UPVC double glazed window.

SEPARATE TOILET

Low flush w.c. vanity wash hand basin. UPVC double glazed window.

OUTSIDE

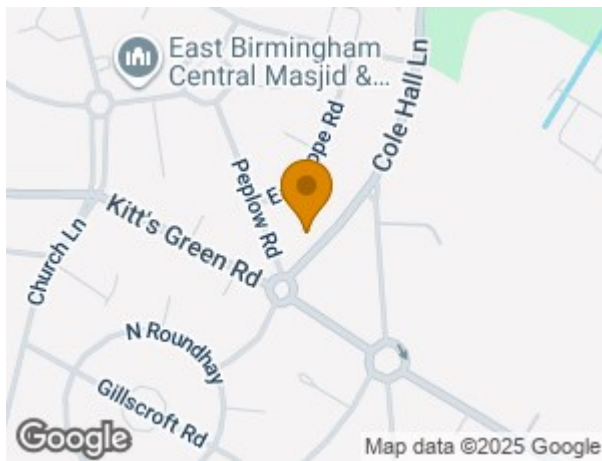
Separate tradesman's side entrance.

Rear garden with brick built store.

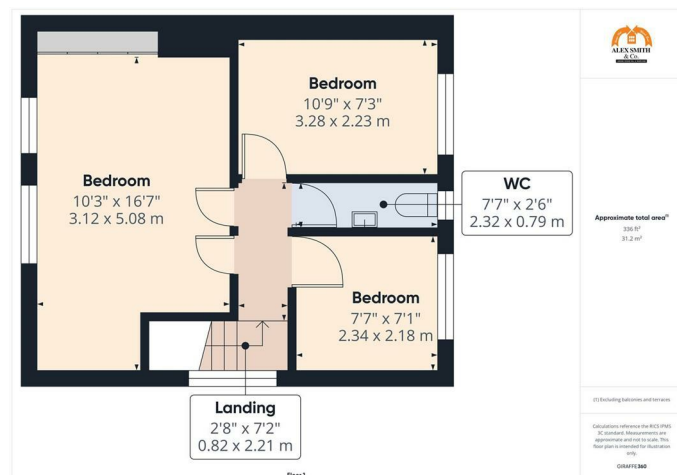
COUNCIL TAX BAND:

This Property falls into Birmingham Council Tax Band A Council Tax Payable Per Annum £1,491.33 Year 2025/26.





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



TENURE: We are advised that the property is Freehold, however we are seeking formal confirmation of this from our Vendor Client's Solicitors.

SERVICES: Mains drainage, gas, electricity and water are connected together with gas fired central heating and telephone, subject to BT/ Cable Regulations

VIEWING: By appointment with the Vendors Agents, Messrs Alex Smith and Company on 0121 784 6660 (Hodge Hill)

PROPERTY MISDESCRIPTION ACT: The Agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose. The Purchaser should obtain verification through their Solicitor or Surveyor.



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