



78 Cole Valley Road | | Birmingham | B28 0DF

Early viewing is highly advised for this newly refurbished six bedroom semi detached property in an excellent location for commuting, amenities and schooling. The property has undergone total refurbishment and finished to a high standard throughout. The property briefly affords parking for multiple vehicles, two reception rooms, spacious modern kitchen/diner with quality appliances, guest W/c, six bedrooms, two bathrooms and delightful rear gardens. Further benefits from newly installed UPVC double glazing and gas central heating. Ideal property for an extended family.

Price: £460,000

- Totally Refurbished Six Bedroom Semi
- Ideal Family Location
- Large Modern Kitchen/Diner
- Two Reception Rooms
- Two Bathrooms



Property Description

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LOCATION

Cole Valley Road is accessed from either Highfield Road or Robin Hood Lane. One will find Yardley Wood train station within walking distance having routes to Birmingham city centre or in the opposite direction Stratford Upon Avon. Ease of access to the Stratford Road which leads to either Birmingham City centre or Shirley, Hall Green and the excellent choice of local shops, restaurant's and supermarkets. Schooling is well catered for with a number of junior,

infant and primary schools all within close proximity.

APPROACH

On entering Cole Valley Road, the property is found on the left hand side with a For Sale board, the property is set behind a block paved driveway with parking for multiple vehicles, fencing to both sides, side access to rear of property and a feature wooden storm porch allowing access to the property.

ENTRANCE HALLWAY

Set behind a Oak wood front door with feature insert and single glazed windows to either side, laminate flooring, further oak door through to reception room, stairs to 1st floor, ceiling light and cupboards housing both gas meter and electric consumer board.

RECEPTION ROOM ONE

12' 9" x 11' 9" (3.9m x 3.6m) Having a UPVC double glazed bay window to the front elevation, central heating radiator, electric power points, ceiling light and further oak door through to

kitchen/diner.

KITCHEN/DINER

28' 2" x 10' 9" (8.6m x 3.3m) A very spacious and beautifully appointed modern area with a range of wall, drawer and base units in high gloss finished in a mushroom colour, feature "Zenith" work surface over incorporating 1 1/2 sink drainer unit with mixer tap over, integrated washing machine, integrated dishwasher, five ring "Whirlpool" gas hob with electric oven below, feature extractor over and complimentary grey rectangle tiling to splash back area, laminate flooring with under floor heating, wall mounted "Ideal" combination boiler with 7 year warranty, central heating radiator, downward spotlights to ceiling, under stairs storage cupboard, UPVC double glazed patio doors through to terrace patio and two further UPVC double glazed windows to rear. Two further doors leading to guest W/c and 2nd reception room.

GUEST W/C

Having a UPVC double glazed obscure window to the side elevation,

low level flush W/c, wash hand basin with pedestal, tiling to splash back area & chrome ladder towel rail.

SECOND RECEPTION ROOM

10' 2" x 8' 6" (3.1m x 2.6m) Having a UPVC double glazed window to the front elevation, central heating radiator, electric power points, ceiling light point and new complimentary carpet in grey.

1ST FLOOR

Further complimentary grey carpeting, UPVC double glazed window to the front elevation and further obscure double glazed UPVC window to the side, central heating radiator, stairs to 2nd floor and oak doors radiating off to four bedrooms and family bathroom.

BEDROOM ONE

12' 9" x 11' 9" (3.9m x 3.6m) Having a UPVC double glazed bay window to the front elevation, central heating radiator, electric power points and ceiling light.

BEDROOM TWO

11' 1" x 10' 9" (3.4m x 3.3m) Having a UPVC double glazed window to the rear elevation, central heating radiator, electric power points and ceiling light.

BEDROOM THREE

9' 6" x 8' 6" (2.9m x 2.6m) Having a UPVC double glazed window to the front elevation, central heating radiator, electric power points and ceiling light.

BEDROOM FOUR

11' 1" x 8' 6" (3.4m x 2.6m) Having UPVC double glazed window to the rear elevation, central heating radiator, electric power points and ceiling light.

FAMILY BATHROOM

10' 9" x 6' 2" (3.3m x 1.9m) A luxuriously appointed room with under floor heating, three piece suite comprising of a P shaped panelled bath with rain cloud shower over, glass shower screen, low level

flush W/c, wash hand basin and pedestal, chrome ladder towel rail, complimentary tiling to all walls and floor, useful storage cupboard, extractor fan, ceiling light and a UPVC double glazed obscure window to the rear elevation.

SECOND FLOOR

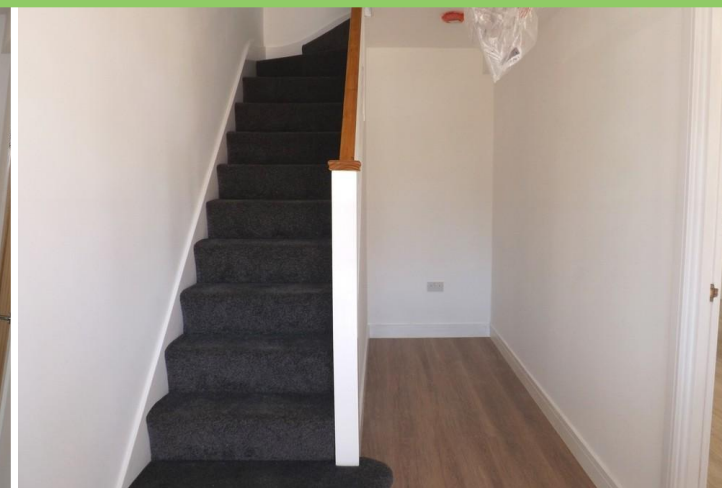
Landing area has a velux style window with further oak door leading to inner hallway which has further velux style window, useful storage to eaves of property and oak doors radiating off to two bedrooms and bathroom.

BEDROOM FIVE

12' 5" x 9' 6" (3.8 with head height restriction m x 2.9m) Having a UPVC double glazed window to the rear elevation, central heating radiator, electric power point and ceiling light.

BEDROOM SIX

15' 5" x 8' 6" (4.7m x 2.6m) Having a UPVC double glazed window to the rear elevation, central heating radiator, velux style radiator, useful storage cupboards to the eaves, electric power points and



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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