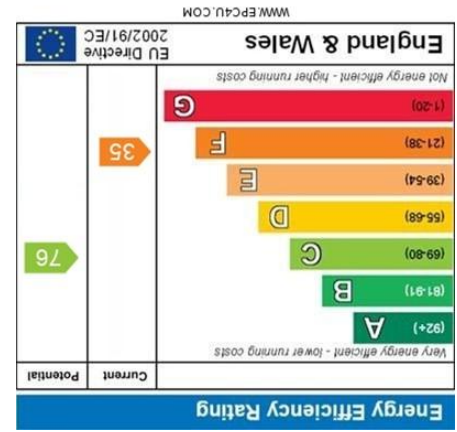


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- TRADITIONAL EDWARDIAN MID TERRACED HOME
- TWO DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES
- HIGHLY SOUGHT AFTER LOCATION

Coles Lane, Sutton Coldfield, B72 1NH

Offers Over £240,000



Property Description

Green and Company are happy to bring to market this stunning traditional Edwardian home in a highly sought after location of Coles Lane. The accommodation, which has many original period features, briefly comprises of a dining room with feature bay window to front and a period slate and cast-iron Minton tiled fireplace, leading to a living room again with a period tiled fireplace. A modern fitted kitchen with terracotta tiled floor, with a range of wall and base units. Leading to a small lobby with a door leading to rear courtyard, and a further door the family bathroom. The upstairs of this lovely home comprises of two double bedrooms and a single bedroom to the rear of the property. To the rear of the property there is also a paved courtyard area.

DINING ROOM 11' 2" x 10' 10" (3.4m x 3.3m) Carpeted and having original fireplace, single glazed bay window, ceiling light and power points.

LIVING ROOM 11' 10" x 10' 10" (3.61m x 3.3m) Carpeted and having original fireplace, single glazed window, ceiling light and power points.

KITCHEN 10' 6" x 6' 3" (3.2m x 1.91m) Having tiled flooring, a range of wall and base units, double glazed window, ceiling light and power points.

BATHROOM Having a bath with overhead shower, wash basin, low level wc, ceiling light and double glazed window.

LANDING Providing access to bedrooms.

BEDROOM ONE 11' 2" x 10' 10" (3.4m x 3.3m) Carpeted and having radiator, single glazed window, ceiling light and power points.

BEDROOM TWO 11' 10" x 10' 10" (3.61m x 3.3m) Carpeted and having radiator, single glazed window, ceiling light and power points.

BEDROOM THREE 13' 9" x 6' 3" (4.19m x 1.91m) Having radiator, double glazed window, ceiling light and power points.



Council Tax Band B - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991