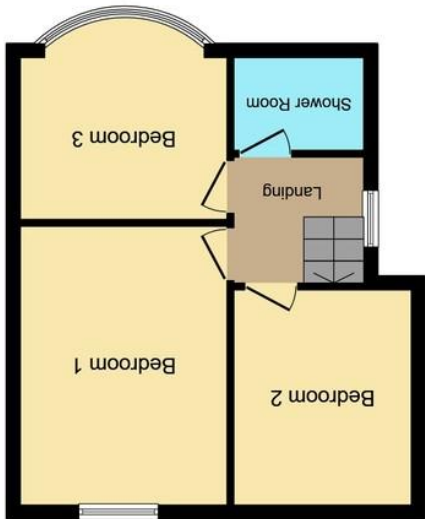


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total floor area 90.1 sq.m. (970 sq.ft.) approx
 This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX

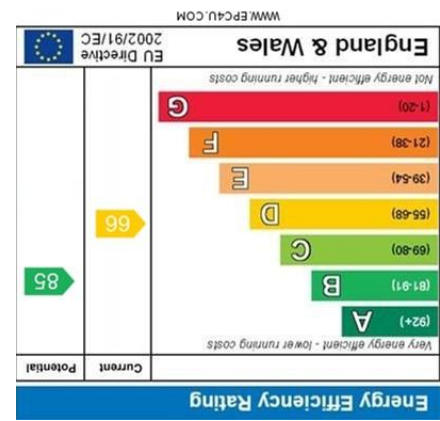
First Floor
 Floor area 38.0 sq.m. (409 sq.ft.) approx



Ground Floor
 Floor area 52.1 sq.m. (561 sq.ft.) approx



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



- HIGHLY SOUGHT LOCATION
- DRIVEWAY AND GARAGE
- EXTENDED FORMAL LOUNGE AND SEPERATE DINING ROOM
- EXTENDED FITTED KITCHEN
- UTILITY ROOM AND GUEST WC

Coles Lane, Sutton Coldfield, B72 1NS

£370,000



Property Description

Green and Company are delighted to offer to the market this superb 3 bedroom extended traditional family home situated within a highly sought after area of Sutton Coldfield. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield Town Centre. Approached via a driveway to the front the home is entered through a hallway with a useful under stairs pantry, an extended lounge to the rear and formal dining room to the front, an extended kitchen leads to a large utility room with a guest WC and further deep storage cupboard access to both the garage and garden room. On the first floor there are 3 double bedrooms and to complete the home there is a private rear garden.

Homes such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY Having a staircase rising to the first floor, a deep walk in pantry, radiator and doors to:

FORMAL LOUNGE 19' 4" x 9' 11" (5.89m x 3.02m) A large extended formal living room, coving and a door to the rear and doors leading to the dining room.

DINING ROOM 13' 1" x 9' 11" (3.99m x 3.02m) Having a bay window to the front aspect and radiator.

KITCHEN 15' 1" x 7' 7" (4.6m x 2.31m) Also extended to include a matching range of wall and base mounted units with complementing work surfaces over, space for oven and hob, ample space for a dining table and chairs, sink and drainer unit, a window to the rear and a door to the utility room.

UTILITY ROOM 7' 6" x 10' (2.29m x 3.05m) Offering space and plumbing for white goods and doors to:

Guest WC & Further storage.

GARDEN ROOM 8' 8" x 3' 4" (2.64m x 1.02m) From the hallway a staircase rises to the first floor landing with access to:



BEDROOM ONE 18' x 10" (5.49m x 3.05m) A large bedroom with a window to the rear and radiator.

BEDROOM TWO 12' 8" to bay x 9' 11" (3.86m x 3.02m) Having a deep walk in bay to the front and radiator.

BEDROOM THREE 15' x 7' 8" (4.57m x 2.34m) A further large bedroom with a window to the rear and radiator.

SHOWER ROOM A matching white suite with a corner shower cubicle, wash hand basin, low level WC and a window to the front.

GARAGE 15' 3" x 12' 8" (4.65m x 3.86m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



OUTSIDE To the rear of the home there is a lovely garden with a patio area, steps up to a mainly lawned garden with mature trees and shrubs to the boundaries.

Council Tax Band C - 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

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