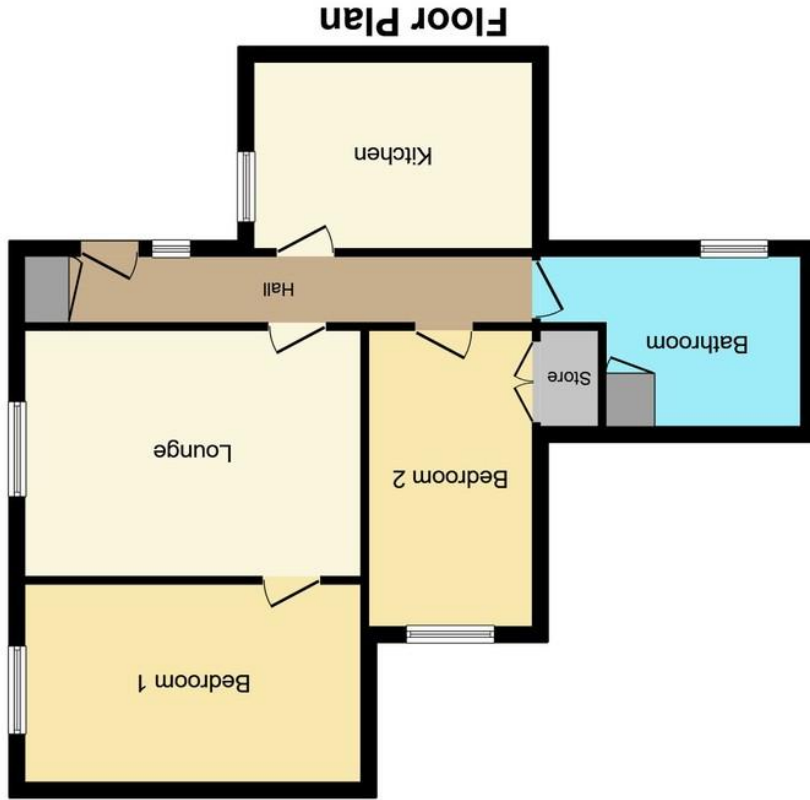


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

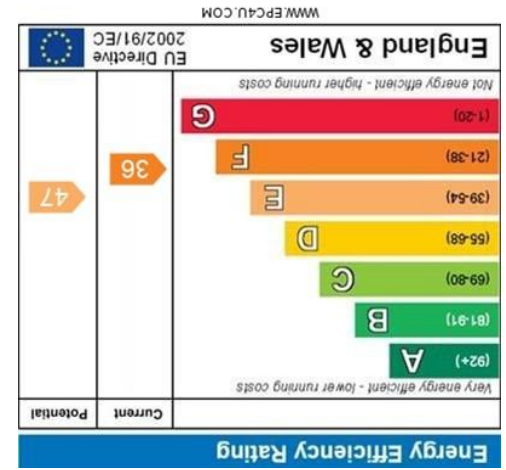
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



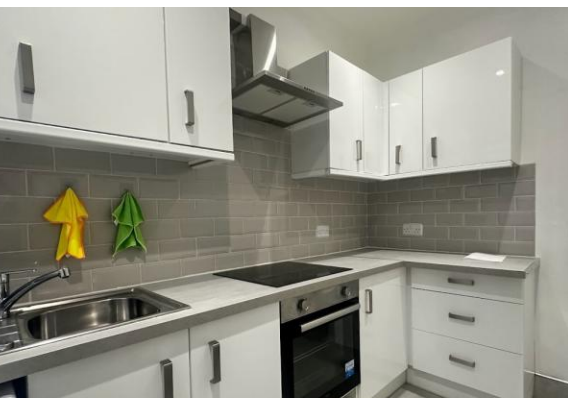
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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



- TWO BEDROOM MAISONETTE
- OFFERED WITH NO ONWARD CHAIN
- PRIVATE PATIO AREA
- COMMUNAL PARKING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

The Willows, 44 Coleshill Street, Sutton Coldfield, B72 1SH

£200,000





## Property Description

A well presented 2 bedroom maisonette located close to the heart of Sutton Town Centre and having easy access to Sutton Train Station, Park and shopping facilities. Offered with NO ONWARD CHAIN. In an excellent school catchment area for primary and senior schools. Having an entrance hallway with built in storage cupboard/cbaks. Refitted kitchen and good sized lounge which gives access to the main double bedroom. The 2nd bedroom has a study area and French doors to a private patio area. There is a good sized shower room. The property benefits from communal gardens and communal parking. Central heating and double glazing.

**ENTRANCE HALL** Having double glazed door to the front opening into the entrance hall, laminate floor, radiator to wall, spotlight to ceiling, doors give access into the two bedrooms, bathroom, lounge and kitchen, door off to a useful built-in storage cupboard which provides excellent storage space.

**LIVING ROOM** Having a double glazed bay window to the front, radiator to wall, telephone point, TV aerial point, laminate flooring, spotlight to ceiling and coving, door gives access into bedroom one.

**KITCHEN** 10' 4" x 6' 4" (3.15m x 1.93m) Briefly comprising a modern refitted kitchen, having fitted base units with work surfaces over and fitted matching wall units, double glazed window to the front, stainless steel sink and drainer unit with mixer tap over cupboards under, integrated electric oven, integrated electric hob and built-in cooker hood, space and plumbing for a washing machine, space for a fridge freezer, radiator to wall and spotlight to ceiling.

**BEDROOM ONE** 12' 10 max" x 9' 5" (3.91m x 2.87m) Having double glazed window to the front, radiator to wall, space for wardrobes, coving to ceiling and spotlights.

**BEDROOM TWO** 11' 1" x 6' 11 min" (3.38m x 2.11m) Having radiator to wall, there is an open recess which is currently used as a small study area but could be used as a wardrobe or storage, having double glazed French doors to the side patio area.

**SHOWER ROOM** Being a good sized shower room having double shower cubicle with electric shower facility, wall mounted wash hand basin with two built-in draws under, low level flush W/C, frosted double glazed window to the side, extractor fan, radiator to wall, full tiling to walls, tiled flooring and door off to built-in boiler cupboard which houses the wall mounted central heating boiler and provides excellent storage.

**OUTSIDE** There is a private outside space belonging to the maisonette and it has patio blocks and has access to the front.



Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice and data available for EE, Three, O2 & Vodafone.  
 Broadband coverage -  
 Broadband Type = Standard Highest available download speed 17 Mbps.  
 Highest available upload speed 1 Mbps.  
 Broadband Type = Superfast Highest available download speed 80 Mbps.  
 Highest available upload speed 20 Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps.  
 Highest available upload speed 220 Mbps.  
 Networks in your area - Openreach Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 996 years remaining. Service Charge is currently running at £480 per annum and is reviewed annually. The Ground Rent is currently running at N/A and is reviewed N/A. 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 Solicitors 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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