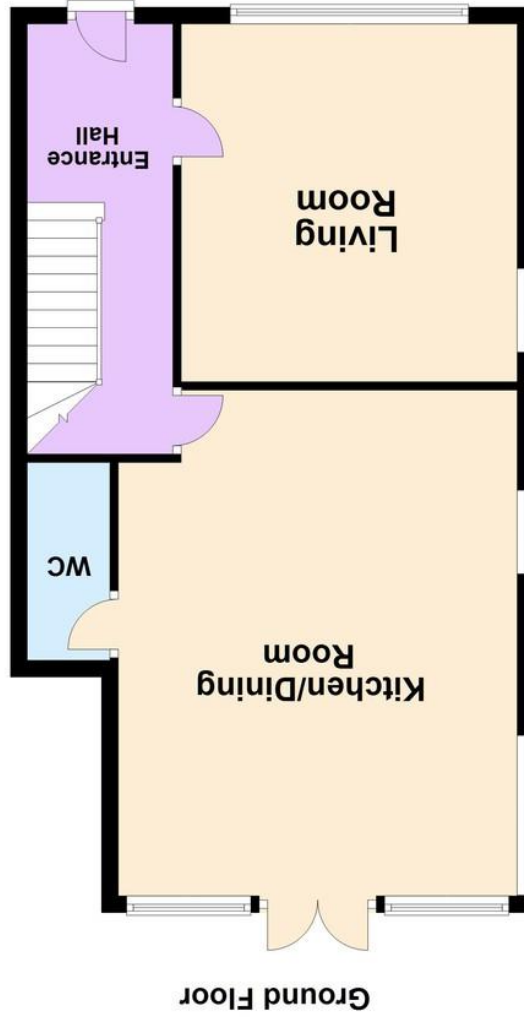
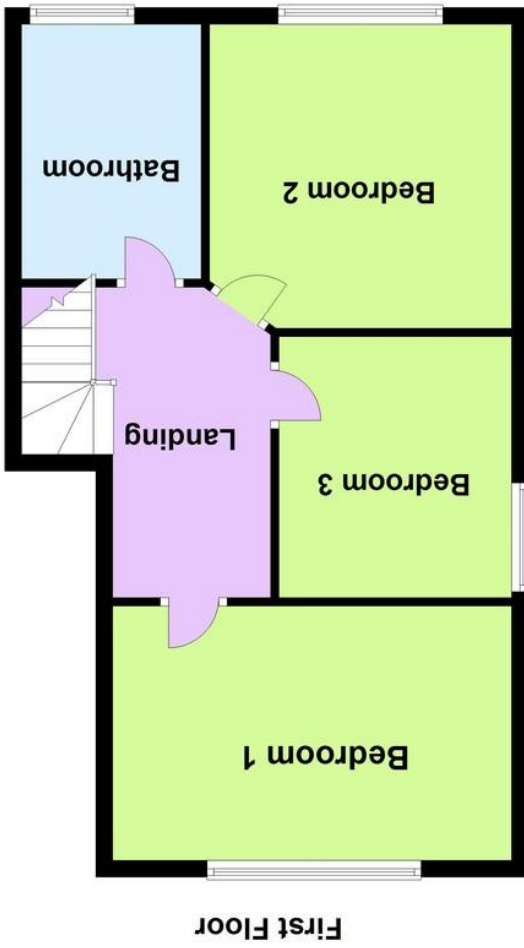
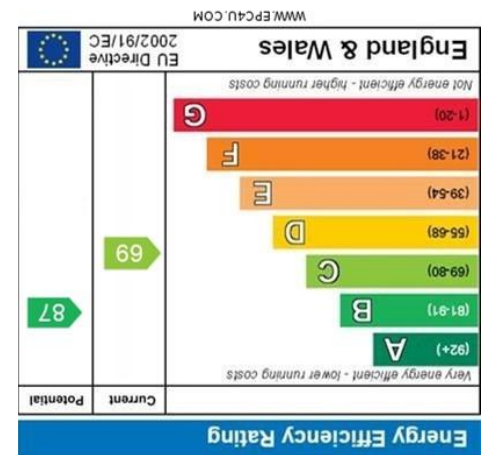


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.  
 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 Conveyor.



Boldmere | 0121 321 3991



- THREE BEDROOM SEMI DETACHED HOME
- NEWLY REFURBISHED
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- SPACIOUS GARDEN

Coles Lane, Sutton Coldfield, B72 1NP

Offers Over £375,000



## Property Description

Presenting an immaculately presented, three-bedroom semi-detached property for sale. This property has been meticulously maintained, offering a pristine condition that is ready to move in. The property boasts a generous reception room, providing the perfect setting for relaxing and entertaining. The room is well-proportioned and filled with natural light, creating a welcoming and inviting atmosphere. At the heart of the home lies a stunning open-plan kitchen. Equipped with modern appliances and a stylish kitchen island, it offers a wonderful blend of functionality and aesthetic appeal. The kitchen also features a dedicated dining space, making it the ideal place for family meals and social gatherings. The property offers three spacious bedrooms, perfect for families and couples alike. Each room is light and airy, offering ample living space and a comfortable environment. A well-appointed bathroom serves the property, offering a modern and well-maintained space for your daily routines. One of the unique features of this property is the outdoor space. It comes with a private garden, perfect for outdoor activities or simply enjoying the tranquil setting. Additionally, the property benefits from a driveway providing off road parking for multiple vehicles, adding an extra level of convenience. The property's location offers excellent public transport links, local amenities, and nearby schools, making it ideal for families and couples looking for a balance between town centre living and a peaceful residential area.

In summary, this property offers a unique opportunity to acquire a beautiful, well-located home in impeccable condition. Don't miss out on this opportunity to own this fantastic property.

**ENTRANCE HALL** 16' 10" x 5' 9" (5.13m x 1.75m) Having vinyl flooring, providing access to kitchen/dining room, living room, with stairs leading off.

**LIVING ROOM** 14' x 13' 2" (4.27m x 4.01m) Carpeted, two double glazed windows, radiator, ceiling light, fitted cupboards, electric fire and power points.

**OPEN PLAN KITCHEN/DINING ROOM** Vinyl flooring, four double glazed windows, double glazed double French doors, range of wall and base units, kitchen island, cooker, microwave, electric induction hob, sink, radiator, ceiling light and power points.

**DOWNSTAIRS WC** 7' 9" x 2' 4" (2.36m x 0.71m) Vinyl flooring, low level w.c., wash basin.

**FIRST FLOOR LANDING** Carpeted, providing access to all three bedrooms and bathroom.

**BEDROOM ONE** 10' x 14' 10" (3.05m x 4.52m) Carpeted, double glazed window, radiator, ceiling light and power points.

**BEDROOM TWO** 12' 0" x 11' 11" (3.66m x 3.63m) Carpeted, double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 10' 3" x 9' 2" (3.12m x 2.79m) Carpeted, double glazed window, radiator, ceiling light and power points.

**FAMILY BATHROOM** 9' 10" x 7' 1" (3m x 2.16m) Having vinyl flooring, double glazed window, walk-in shower, bath, low level w.c., wash basin, radiator, ceiling light.

Council Tax Band B - Birmingham

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 73 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 - Virgin Media, Openreach

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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