



6 Lennox Grove, Sutton Coldfield, B73 5JA

£285,000



- **Modern Semi Detached House**
 - **Freehold**
- **Electric Heating & Double Glazing**
- **3 Bedrooms – All With Wardrobes**
 - **Parking Space**
 - **No Onward Chain**

0121 355 0880 – contact@steve-morris.co.uk
1 Coleshill Street, Sutton Coldfield, B72 1SD

The property is situated at the end of a cul de sac in an established residential location close to Wylde Green shopping centre and Chester Road Railway Station which provides easy access to Birmingham City centre and Lichfield.

The house is set back from the road behind a front garden with footpath approach.

The accommodation comprises -

ENTRANCE HALL with panelled front door, double glazed side window, electric heater, laminate floor and staircase leading off

LOUNGE with double glazed bow window, electric heater, feature fireplace surround and laminate floor

DINING KITCHEN with a range of matching base and wall cupboards, drawer unit, work surfaces, inset stainless steel sink unit with mixer tap, ceramic hob, built in oven, extractor hood, space for a fridge freezer, plumbing for a washing machine and dishwasher, floor and wall tiling, electric heater, double glazed window and walk in store cupboard with shelving

LOBBY with tiled floor and door to the rear garden

CLOAKROOM which has a modern white suite comprising wash hand basin in vanity unit and toilet, tiled floor and double glazed window

FIRST FLOOR LANDING with a double glazed window, loft access hatch and airing cupboard

BEDROOM 1 Rear - with a double glazed window, fitted wardrobes and electric heater

BEDROOM 2 Front - with fitted wardrobes, double glazed window and electric heater

BEDROOM 3 Front - with a double glazed window, built in cupboard/wardrobe and electric heater

BATHROOM having a white suite comprising panelled bath with electric shower, pedestal wash hand basin and toilet; floor and wall tiling, heated towel rail, wall mounted fan heater and double glazed window

ENCLOSED REAR GARDEN comprising paved patio with raised lawned area beyond, flower and shrub beds, wooden shed and side access gate

CAR PARKING SPACE at the side of the property

TENURE: Freehold

COUNCIL TAX: Band C

EPC: Band D

FLOOR PLAN AWAITED

Steve Morris & Son Estate Agents have not tested any apparatus, equipment or any of the services at this property so we cannot verify they are in working order or fit for purpose. Neither have we checked the legal documents to verify the tenure of the property. These sales details have been checked and approved by the Vendor. Should you have any queries please contact Steve Morris & Son Estate Agents.

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