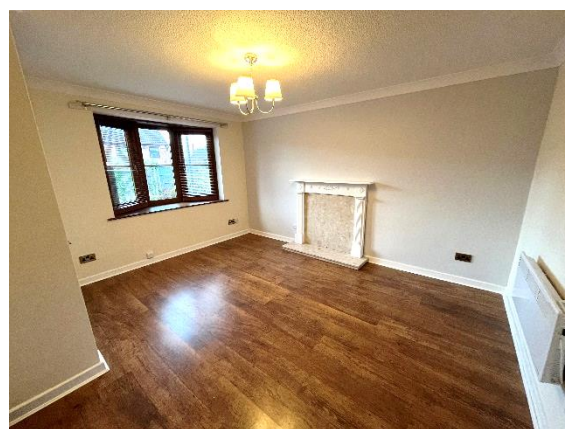




STEVE MORRIS & SON

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](mailto: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

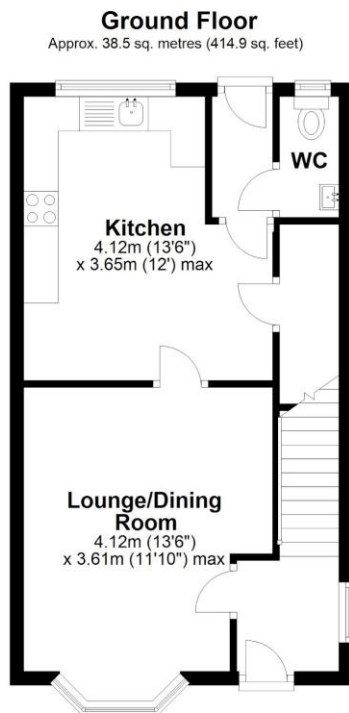
**ENCLOSED REAR GARDEN** comprising paved patio with raised lawned area beyond, flower and shrub beds, wooden shed and side access gate

**CAR PARKING SPACE** at the side of the property

**TENURE:** Freehold

**COUNCIL TAX:** Band C

**EPC:** Band D



Total area: approx. 77.1 sq. metres (830.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.

*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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