



Lilac Avenue,
Sutton Coldfield, B74 3TF

Offers In The Region Of £300,000



NEWTON FALLOWELL welcomes this two bedroom semi-detached bungalow in the sought after area of Streetly, Sutton Coldfield. This property offers for sale with a no upward chain and is perfect for first time buyers or those looking to downsize.

The semi-detached bungalow briefly comprises of a welcoming porch with spacious hallway, fitted kitchen, lounge/dining room area, two good sized bedrooms and a bathroom. To the rear is a full length conservatory on looking to the rear garden with garden room . In addition, the property benefits from off-road parking, front garden and single garage. The property is located close to local amenities, schools and public transport links nearby.


This semi-detached period property is one not to be missed. book a viewing today!


DIMENSIONS ARE AS FOLLOWS:

- Porch
- Entrance Hall
- Fitted Kitchen - Approx. 9' 9" x 8' 10"
- Lounge/Dining Area - Approx. 18' 1" x 11' 2"
- Bedroom One - Approx. 12' 11" x 9' 2"
- Bedroom Two - Approx. 8' 11" x 8' 4"
- Bathroom - Approx. 6' 4" x 5' 4"
- Conservatory - Approx. 19' 6" x 6' 11"
- Single Garage - Approx. 15' 1" x 7' 9"
- Garden room

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |

