



NEWTON
FALLOWELL

Lilac Avenue,
Sutton Coldfield, B74 3TF
Offers In The Region Of £300,000



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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"



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 <small>EU Directive 2002/91/EC</small>		

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		
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Not environmentally friendly - higher CO2 emissions		
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