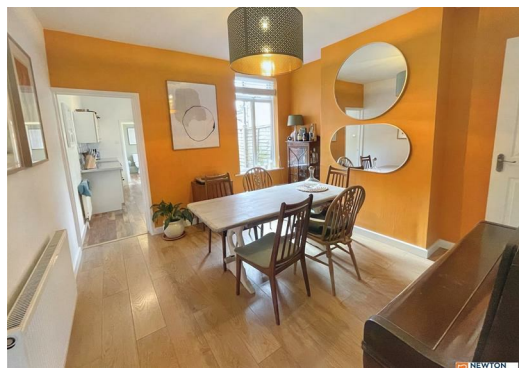




**Coles Lane,**  
Sutton Coldfield, West Midlands, B72 1NH  
**£280,000**





Newton Fallowell Sutton Coldfield welcomes you to a terraced property just a 'stone throw away' from Sutton Coldfield Town Centre. Situated on Coles Lane, the property includes a living room, dining room, fitted kitchen with access to a guest W/C to the rear of the property. There are two bedrooms situated on the first floor along with a spacious bathroom. The property also concise of a rear garden.

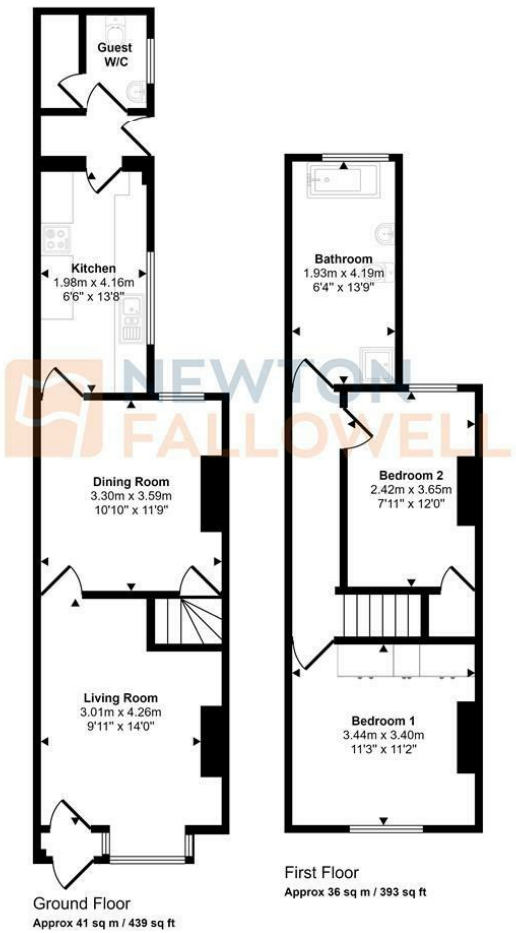
Check out our 360 tour of this property as viewing is a must!

If you would like any further information on this property, please give us a call on 01212709744

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.

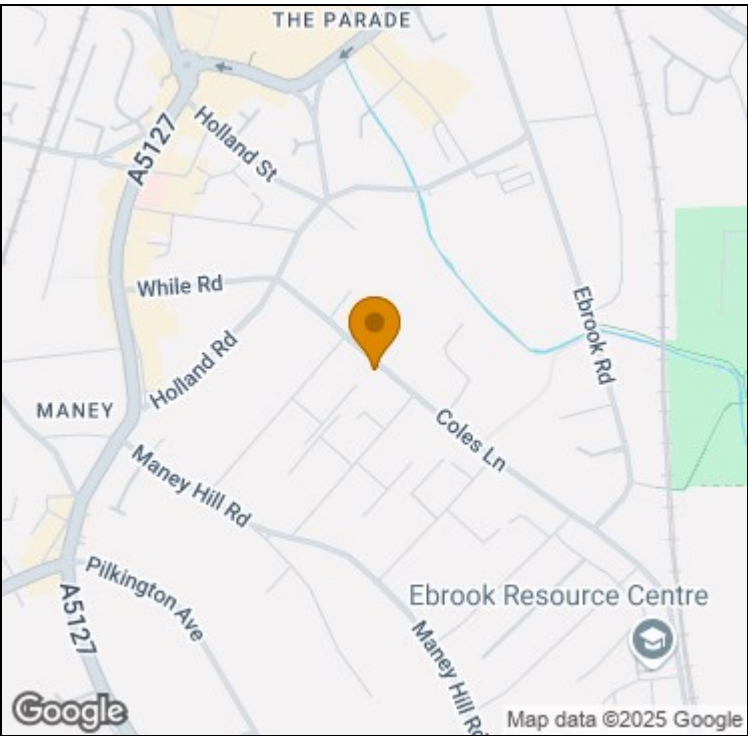
Approx Gross Internal Area  
77 sq m / 831 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



t: 01212709744 e: erdington@goodchilds-uk.com  
[www.goodchilds-uk.com](http://www.goodchilds-uk.com)