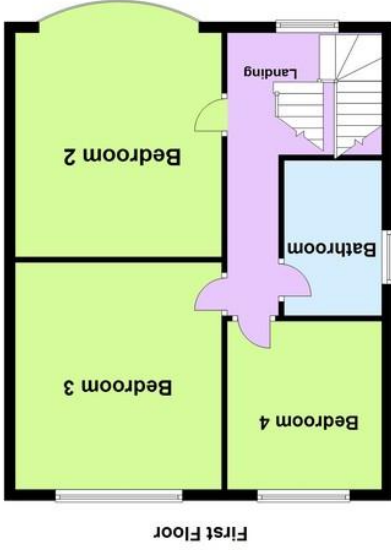
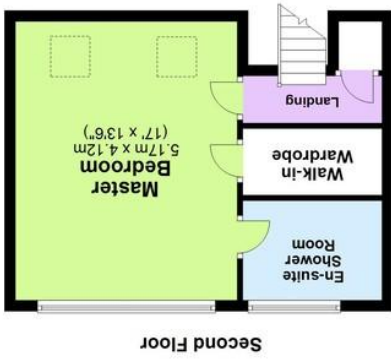


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyer.



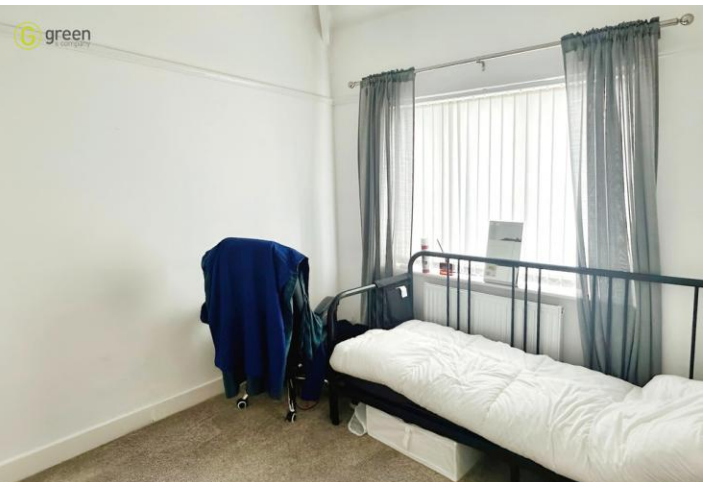
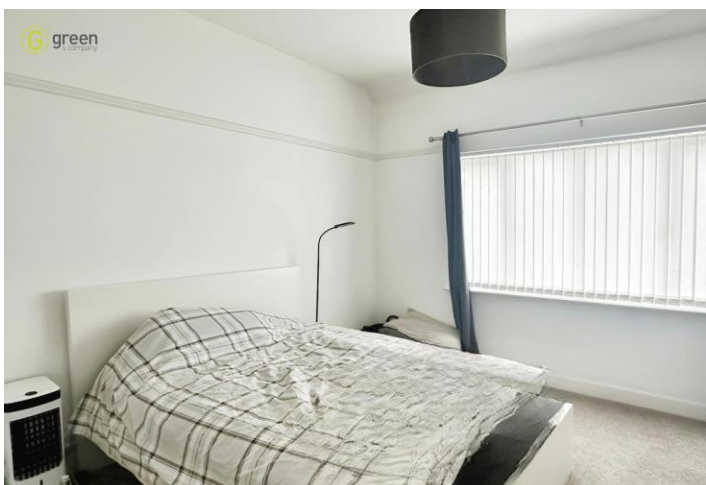
Boldmere | 0121 321 3991



- BEAUTIFUL FOUR BEDROOM SEMI DETACHED HOME
- WALK IN WARDROBE
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

Penns Lane, Sutton Coldfield, B72 1BL

Offers Over £500,000



Property Description

****DRAFT DETAILS AWAITING VENDOR APPROVAL****

This semi-detached property, presently listed for sale, is neutrally decorated, offering a blank canvas for new homeowners to make their own. Comprised of four bedrooms, two bathrooms, two reception rooms, and a kitchen, the property provides spacious living accommodation perfect for families. The master bedroom is a true highlight, being spacious and including an en-suite and a walk-in closet. The remaining three bedrooms are also generously sized and complement the rest of the house perfectly. The bathroom is a luxurious space, featuring a free-standing bath, a walk-in shower, and a heated towel rail - ensuring comfort for all family members. The property boasts two reception rooms, providing ample space for both relaxation and entertainment. Additionally, there is a well-sized kitchen, ideal for home-cooked meals and family gatherings. Unique features of this property include a garage, a driveway providing off-street parking, and a well-maintained garden, adding convenience and outdoor enjoyment to the home. Situated in an excellent location, the property benefits from being within close proximity to public transport links, local amenities, and nearby schools. This combination makes it an ideal choice for families seeking a balance between peaceful home life and the ease of access to the necessities of daily living.

In summary, this property offers a fantastic opportunity for families to acquire a home that is spacious, in an excellent location, and ready for personal touches. Its unique features and conveniences add to the appeal and make it a must-see property.

PORCH 3' x 9' 6" (0.91m x 2.9m)

ENTRANCE HALL 8' 11 min' x 9' 5 max' (2.72m x 2.87m) Providing access to both reception rooms, kitchen, downstairs wc and stairs leading off.

DINING ROOM 17' 4" x 12' 7" (5.28m x 3.84m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

LIVING ROOM 16' 7" x 12' 7" (5.05m x 3.84m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

KITCHEN 10' 3" x 18' 2" (3.12m x 5.54m) Having wooden parquet flooring, double glazed window, double glazed double French doors, a range of wall and base units, cooker, sink, radiator, ceiling lights and power points.

UTILITY ROOM 6' 4" x 8' 4" (1.93m x 2.54m)

WC 6' 9" x 5' 7" (2.06m x 1.7m) Having low level wc, wash basin and ceiling light.

FIRST FLOOR LANDING Providing access to three bedrooms and family bathroom.

BEDROOM TWO 17' 3" x 12' 8" (5.26m x 3.86m) Carpeted and having double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 13' 10" x 12' 8" (4.22m x 3.86m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BEDROOM FOUR 10' 2" x 9' 5" (3.1m x 2.87m) Carpeted and having double glazed window, radiator, ceiling light and power points.

BATHROOM 9' 10" x 5' 11" (3m x 1.8m) Having tiled flooring, double glazed window, walk in shower, free-standing bath, low level wc, wash basin and ceiling light.

SECOND FLOOR LANDING Providing access to master bedroom.

MASTER BEDROOM 17' x 13' 6" (5.18m x 4.11m) Carpeted and having double glazed window, two double glazed velux window, radiator, ceiling light, power points and doors into walk in wardrobe and en suite shower room.

WALK IN WARDROBE 4' 1" x 8' 2" (1.24m x 2.49m)

EN SUITE SHOWER ROOM 6' 1" x 8' 3" (1.85m x 2.51m) Tiled throughout and having double glazed window, walk in shower, low level wc, wash basin, heated towel rail and ceiling light.

GARAGE 15' 10" x 8' 2" (4.83m x 2.49m) Having double doors to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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