



Bridle Lane, Sutton Coldfield B74 3HG

welcome to

Bridle Lane, Sutton Coldfield

SEMI DETACHEDFOUR BEDROOM***TWO RECEPTION***CONSERVATORY***LOFT CONVERSION***KITCHEN DINER***SIDE GARAGE***FREEHOLD***DOUBLE GLAZING***CENTRAL HEATING***

##Invalid Field Name##

Agent Note

Council Tax Band D

Approach

Large Drive with plenty room for cars with garage to rear of the drive

Entrance Hall

Radiator and ceiling light point, cupboard housing both gas and electric smart meters.

Lounge

13' 3" x 13' 11" (4.04m x 4.24m)

Double glazed window to front of the property, wooden flooring, sliding door into kitchen diner, ceiling light point, radiator

Kitchen / Diner

19' 8" x 10' (5.99m x 3.05m)

Double glazed window to rear, Integrated white goods, kitchen island, Vinyl flooring in kitchen and wooden flooring in dining area, two ceiling light points, cupboard housing the boiler.

Conservatory

11' 5" x 8' 3" (3.48m x 2.51m)

Upvc windows, tiled flooring, opening to dining area, ceiling light point, radiator





Landing

Wooden flooring, Double glazed window to side of property, ceiling light point

Bedroom One

11' 8" x 10' 1" (3.56m x 3.07m)
Carpeted, Double glazed window to rear, radiator, ceiling light point

Bedroom Two

11' 7" x 9' 7" (3.53m x 2.92m)
Double glazed window to front of property, built in wardrobe, carpeted, ceiling light point, radiator

Bedroom Three

8' 11" x 6' (2.72m x 1.83m)
Double glazed window to front of property, radiator, ceiling light point

Bathroom

Double glazed window to front of property, bath and separate shower, WC, sink, laminate flooring, tiled walls heated towel rail

Second Floor Loft Room

12' 10" x 12' 6" (3.91m x 3.81m)
Double glazed window to rear, spot lights, carpeted, radiator

Ensuite

Double glazed window to rear of property, electric shower over bath, WC, sink, laminate flooring, tiled walls, ceiling light point, heated towel rail

Rear Garden

Brick Garage, Slabed area, wooden shed, lawn, trees



view this property online shipways.co.uk/Property/GRB110771



welcome to

Bridle Lane, Sutton Coldfield

- SEMI DETACHED
- FOUR BEDROOM
- TWO RECEPTION
- CONSERVATORY
- LOFT CONVERSION

Tenure: Freehold EPC Rating: D

offers in excess of

£400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online shipways.co.uk/Property/GRB110771



Property Ref:
GRB110771 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk