



Coles Lane,  
Sutton Coldfield, B72 1NP

**£350,000**



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Superbly located on the borders of Sutton Coldfield town centre this well proportioned three bed end of terrace offers an excellent opportunity for buyers.

Offering the advantage of no onward chain the accommodation includes a generous lounge, dining kitchen and well-proportioned conservatory.

Being set on the town centre borders and within close proximity of desirable schools, shops, parks and amenities it must be viewed at the earliest opportunity in order to avoid disappointment.







## Property Specification

SUPERBLY LOCATED END OF TERRACE  
THREE BEDROOMS  
GENEROUS LOUNGE  
DINING KITCHEN  
WELL PROPORTIONED CONSERVATORY

Hall

Breakfast Kitchen 4.84m (15'11") x 3.93m (12'11")

Lounge 4.24m (13'11") x 3.99m (13'1")

Garden Room

Landing

Bedroom 1 4.18m (13'9") x 3.53m (11'7")

Bedroom 2 2.87m (9'5") x 2.82m (9'3")

Bedroom 3 3.33m (10'11") x 2.24m (7'4")

Shower Room

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 19th March 2024

### Viewer's Note:

Services connected: Gas, Electric, Water and Mains Drainage  
Council tax band: B  
Tenure: Freehold

