



Coles Lane,
Sutton Coldfield, B72 1NP

Offers in the Region Of £325,000

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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

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

