



Cherry Lane,
Sutton Coldfield, B73 5TW

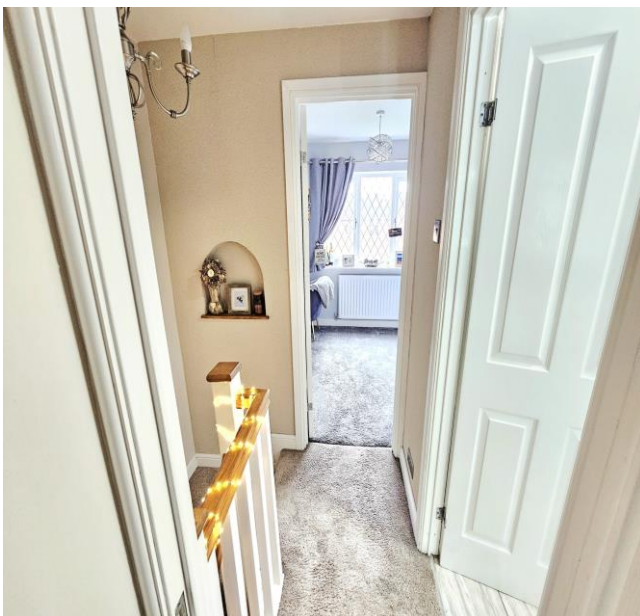
Offers in the Region Of £269,995

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Paul Carr Boldmere - are delighted to offer this bright and spacious semi-detached modern first time buyer home in a residential cul-de-sac adjacent to a range of amenities and demanding of early inspection to fully appreciate the quality of home on offer which benefits from being within short distance of commuter train stations and is on the cusp of public transport routes and is well served for high street shopping to a multitude of local schools. The property is approached via a fore garden being set to the rear of the cul-de-sac being Cherry Lane, the front doorway leads into an entrance lobby with an inner door then leading into a bright and spacious contemporary open-plan lounge having views over the front gardens. Leading off the lounge and to the rear is beautifully appointed fully fitted kitchen with contemporary dining area which features a range of high quality fitted units with integrated appliances. To the first floor two beautifully presented double bedrooms further accentuate the quality of home on offer and this further added to by a bright modern bathroom with shower suite. The rear garden is one of the larger on the development and is laid to lawn with dressed patio seating/entertainment areas with wooden panel fencing to all sides and has a south westerly perspective. Of particular note are the driveway and garage, the later having positioned to the fore. Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.





Property Specification

AN OUTSTANDING OPPORTUNITY TO ACQUIRE A
MAGNIFICENT TWO BEDROOM HOME WITH A DESIRED
SUTTON ADDRESS
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO
LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND
BEYOND
HIGH QUALITY APPOINTMENTS THROUGHOUT - INTERNAL
VIEWING ESSENTIAL TO APPRECIATE THE SCOPE AND
DEPTH OF THE QUALITY HOME ON OFFER
CUL-DE-SAC LOCATION - LOCATED TO REAR OF THE
DEVELOPMENT WITH SUBSTANTIAL GARDEN
LARGE LOUNGE WITH VIEWS TO THE FORE

Lounge 4.95m (16'3") max x 3.56m (11'8")
Porch

Kitchen 3.56m (11'8") max x 2.29m (7'6")

Bedroom 1 4.12m (13'6") x 3.58m (11'9") plus
0.18m (0'7") x 0.18m (0'7")
Wardrobe
Cupboard
Shower Room

Bedroom 2 3.58m (11'9") x 2.60m (8'6") max plus
0.12m (0'5") x 0.12m (0'5")
Landing

Agent's Note:

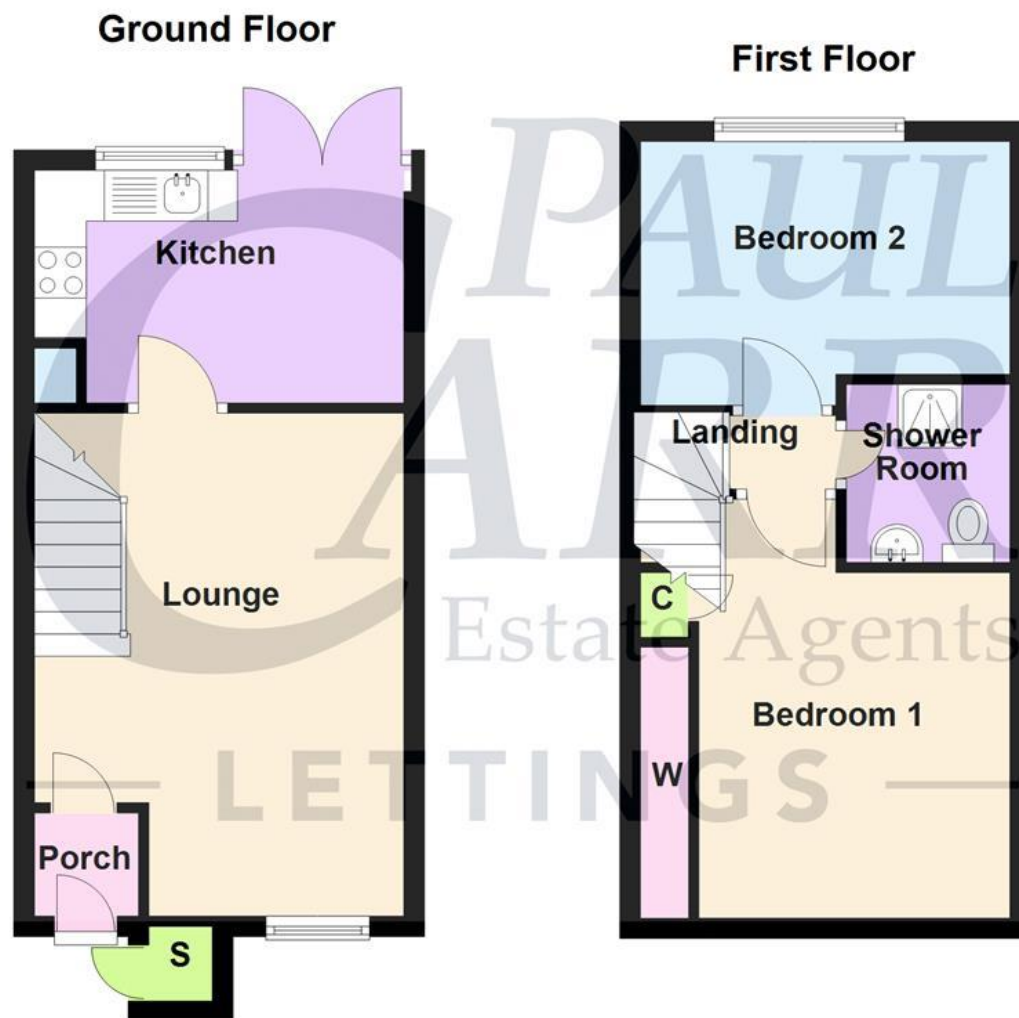
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 22nd September 2025

Viewer's Note:

Services connected: ALL
Council tax band: C
Tenure: Freehold
Other Charges: YES

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

