



Falcon Lodge Crescent,  
Sutton Coldfield, B75 7NE

**£239,950**



# Sutton Coldfield

£239,950



A terraced family home situated in a popular location in Sutton Coldfield offering great potential for enhancement.

Internal inspection reveals a hallway, spacious living room with doors leading out to rear garden and a large fitted kitchen.

Stairs lead from the reception hall to the first floor landing where there are three good sized bedrooms and a family bathroom.

Outside to the rear of the property there is an enclosed garden with lawn and patio areas and to the fore there is a driveway with lawn area providing off road parking.

Varied shops and amenities are available nearby along with schools for all ages and transport links including access to the Midlands motorway networks and public transport services.

Offered for sale with no upward chain internal viewing is highly recommended.







## Property Specification

TERRACED FAMILY HOME OFFERING GREAT POTENTIAL  
SITUATED IN A HIGHLY SOUGHT AFTER LOCATION IN  
SUTTON COLDFIELD  
SPACIOUS LIVING ROOM  
LARGE KITCHEN/DINING ROOM  
THREE BEDROOMS

Living Room 5.76m (18'11") x 3.61m (11'10") max

Kitchen 5.76m (18'11") x 3.40m (11'2") max

Bedroom 1 3.61m (11'10") x 2.00m (6'7")

Bedroom 2 3.83m (12'7") x 2.44m (8')

Bedroom 3 2.75m (9') x 2.44m (8')

Bathroom 1.48m (4'10") x 0.81m (2'8")

### 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: 28th September 2022

### Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

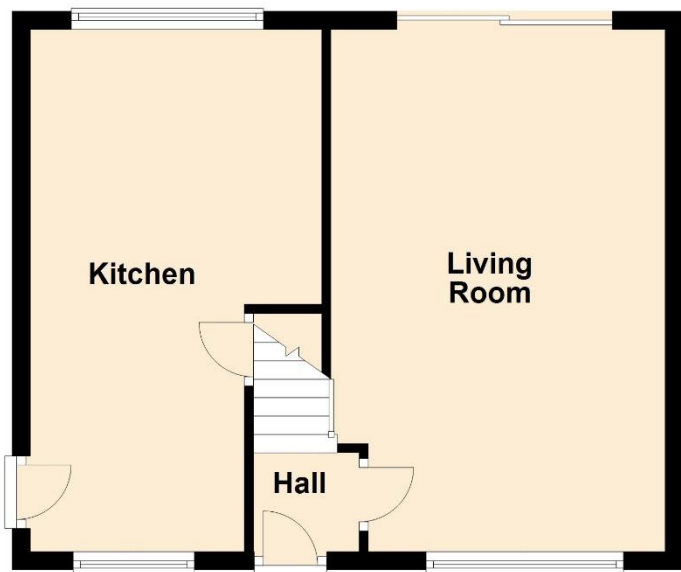
Council tax band: B

Tenure: Freehold

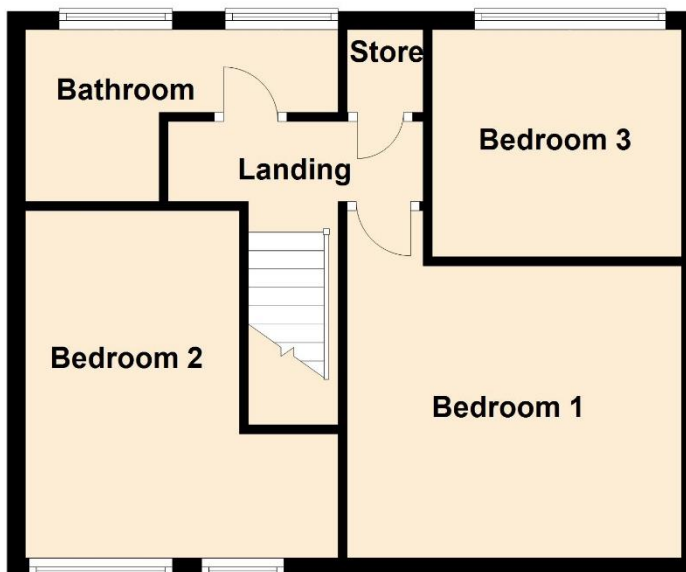
# Floor Plan

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

Ground Floor



First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

