



Penns Lake Road,
Sutton Coldfield, B76 1LN

Offers in the Region Of £475,000

Walmley

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This contemporary style property is situated on a quiet residential cul de sac.

A sweeping driveway leads to the front entrance and the front reception porch, leading into the welcoming reception hall, the lounge is light and airy with a full height window to the front aspect.

There is a fabulous dining room with large sliding doors that allow brilliant amounts of natural sunlight into the room.

The kitchen offers a relaxing view of the back garden. Fitted with a breakfast bar and laundry closet, this room has a very modern layout.

There are four good sized bedrooms on the first floor with a large family bathroom and an en-suite off the main bedroom.

There is a shower room to the ground floor which is ideal for a growing family or just general ease of access.

Outside the rear garden is of ample size and wraps around to the side where there is plenty of opportunity for an extension subject to planning permission.





Property Specification

DETACHED FAMILY HOME
CORNER PLOT
POPULAR RESIDENTIAL LOCATION
FOUR BEDROOMS
EN SUITE OFF MASTER

Living Room 6.04m (19'10") x 3.60m (11'10")

Dining Room 4.79m (15'8") x 3.00m (9'10")

Kitchen 4.04m (13'3") x 3.31m (10'10")

Bedroom 2 3.68m (12'1") x 3.41m (11'2")

Bedroom 3 3.63m (11'11") x 2.80m (9'2")

Bedroom 4 2.89m (9'6") x 2.30m (7'7")

Bedroom 1 3.95m (12'11") x 3.41m (11'2") max

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: 14th March 2024

Viewer's Note:

Services connected: Gas, Water, Electricity and Mains
Council tax band: E
Tenure: Freehold

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		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

