



Penns Lane,
Sutton Coldfield, B72 1BD

Offers in Excess of £205,000

Sutton Coldfield

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An end terraced property located in the vibrant area of Wylde Green, Sutton Coldfield. This two-bedroom gem is truly a blank canvas waiting to be transformed.

Internal inspection to the ground floor reveals a living room, dining room and kitchen.

Stairs lead from the dining room to the first floor landing where there are two bedrooms and a bathroom situated off bedroom two.

Outside to the rear of the property there is a private garden.

The property is situated in a highly sought after location close to local amenities, transport links and good schools for all ages groups.

Sold with the added benefit of no upward chain and fantastic potential for enhancement, this property presents an exciting opportunity to put your own stamp on it and add value.





Property Specification

NO UPWARD CHAIN
END TERRACE
TWO RECEPTION ROOMS
KITCHEN
TWO BEDROOMS

Lounge 3.50m (11'6") x 3.50m (11'6")

Dining Room 4.82m (15'10") x 3.50m (11'6")

Kitchen 4.40m (14'5") x 2.00m (6'7")

Bedroom 1 3.60m (11'10") x 3.50m (11'6")

Bedroom 2 3.90m (12'10") x 3.50m (11'6")

Bathroom 4.40m (14'5") x 2.00m (6'7")

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: 12th August 2024

Viewer's Note:

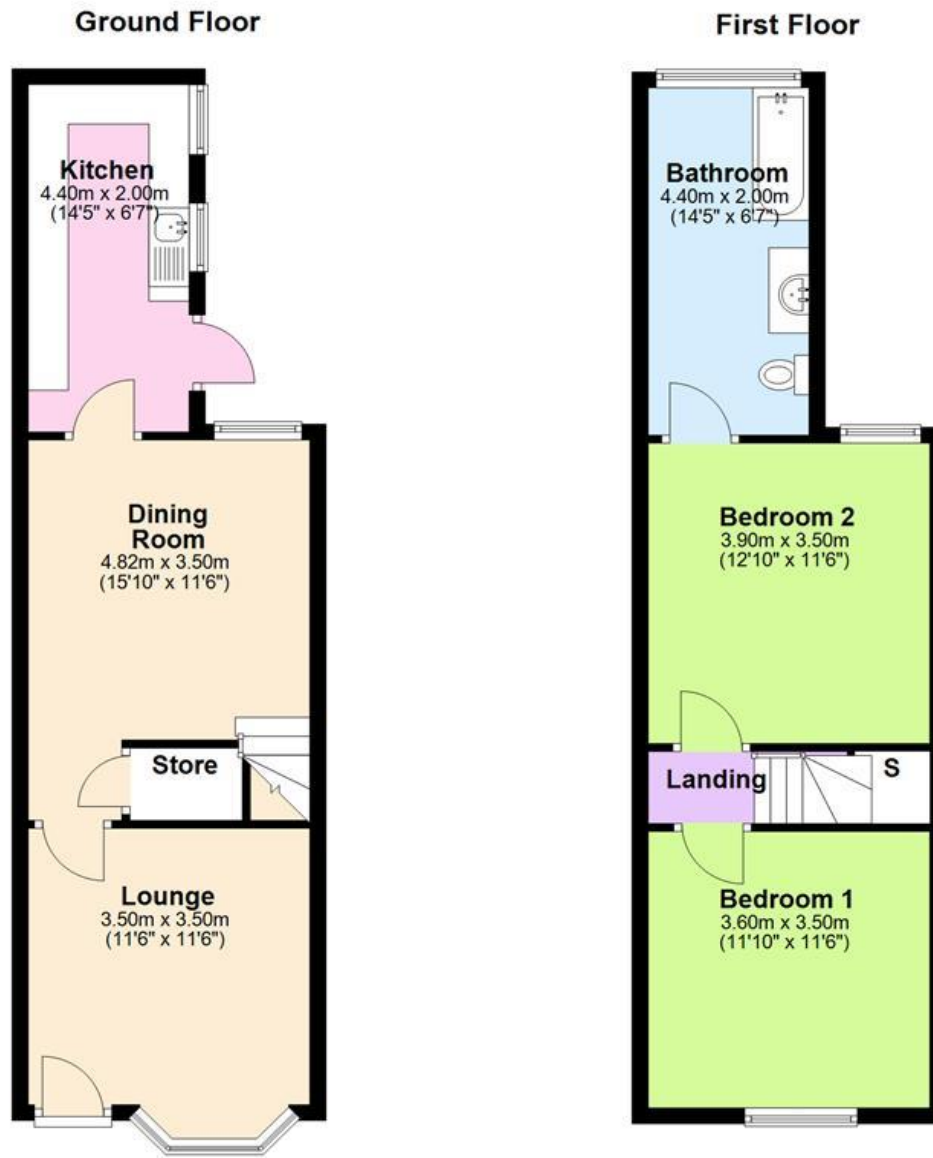
Services connected: water, gas, electric and drainage

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

