



Penns Lane,
Sutton Coldfield, B72 1BL

Offers in Excess of £500,000

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Nestled on the coveted and historic Penns Lane, this traditional 1920s semi-detached home offers a rare opportunity to own a property in a highly sought-after location. Ideally situated for access to excellent local schools, amenities, restaurants, and Birmingham City Centre, with convenient motorway links, this home combines timeless charm with modern practicality.

The handsome frontage is enhanced by a sweeping grey stone driveway, a significant improvement over the years, and a pretty, well-manicured foregarden. The property also benefits from garage access to the front.

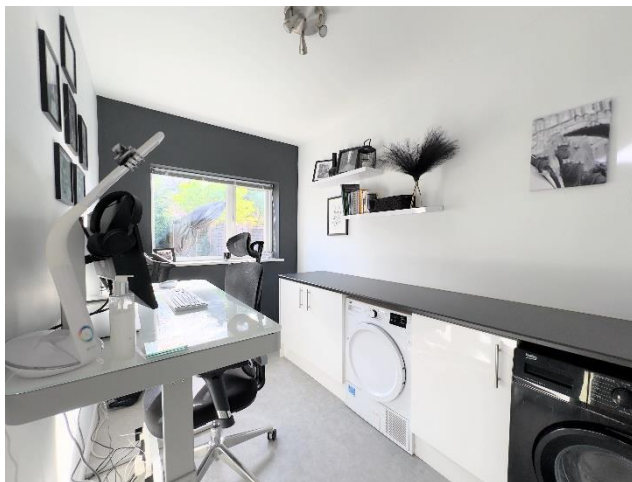
Step inside to a welcoming reception hall, which leads to the well-appointed downstairs accommodation. The through lounge and dining room perfectly blend character and contemporary features, boasting a stunning bay window, an open fireplace, and tasteful modern touches, creating a space that's both comfortable and stylish. The fitted kitchen and breakfast room has been thoughtfully extended from the property's original footprint and features matching wall and floor storage units, a wine rack, a double oven, and tasteful splashback tiles. A large window offers views of the attractive rear garden, filling the space with natural light. A separate utility room, which also serves as a home office, adds extra functionality.

Upstairs, the property boasts two double bedrooms, with the master benefiting from sleek fitted wardrobes. The third bedroom is currently used as a dressing room, complete with fitted wardrobes. The family bathroom, accessible via the charming staircase, includes a waterfall shower over the bath, toilet, and basin units, offering a modern and stylish finish.

The rear south facing garden is a private and serene green space, ideal for relaxing or entertaining. It features a patio area for al fresco dining and a lawn bordered by mature plants and shrubs.

This home is a perfect blend of traditional charm and modern convenience, rarely available in such a desirable location.

Early viewing is highly recommended to fully appreciate all this property has to offer.





Property Specification

SUBSTANTIAL SEMI DETACHED FAMILY HOME
SIGNIFICANTLY IMPROVED
COLOSSAL DRIVEWAY PARKING
LARGE SOUTH-FACING GARDEN
THREE BEDROOMS

Kitchen 5.20m (17'1") x 3.00m (9'10")

**Lounge/Dining Room 7.80m (25'7") max into bay x
4.30m (14'1") max**

Utility Room 3.50m (11'6") x 2.30m (7'6")

WC

Bedroom 1 3.70m (12'2") x 3.60m (11'10")

Bedroom 2 3.60m (11'10") x 3.50m (11'6")

Bedroom 3 3.00m (9'10") x 2.80m (9'2")

Bathroom 2.70m (8'10") x 2.10m (6'11")

Garage 5.40m (17'9") x 3.40m (11'2")

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:

Viewer's Note:

Services connected: Electricity, gas, water & drainage

Council tax band: D

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

