

ACRES

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- Well presented terraced property
- Two well proportioned double bedrooms
- lounge
- Separate dining room
- Fitted kitchen
- Ground-floor bathroom
- Private rear garden
- Conveniently close to local shops, well-regarded schools, Sutton Park, and transport links
- No Chain
- Viewing is recommended.



COLES LANE, SUTTON COLDFIELD, B72 1NL - £240,000

This two bedroom home offers well proportioned living spaces throughout, benefiting from PVC double glazed windows and gas central heating (both where specified). Set in a sought after location within easy reach of local amenities, reputable schools, excellent transport links, and the natural beauty of Sutton Park, this home offers well balanced accommodation ideally suited to first time buyers, downsizers, or investors seeking a property with charm, convenience, and scope for personalisation. The property is offered with no chain.

Accessed via a paved pathway with a stone chipped front garden bordered by mature conifer bushes, leading to the entrance porch.

Porch: Featuring a wooden front door with decorative inset windows and a tiled floor rim.

Lounge 17'03" (max) / 14'05" (min) x 11'00" (max) / 9'09" (min): A welcoming reception room with a PVC double glazed window to the front, radiator, and a decorative surround fireplace with stone hearth and brick inset.

Dining Room 12'02" x 11'01" (max) / 9'11" (min): Positioned to the rear of the property with a wooden single glazed window, radiator, and ample space for freestanding dining furniture.

Kitchen 9'04" x 5'09": Fitted with a sink and drainer unit set into roll top work surfaces with matching base, wall units, and drawers. Includes an electric oven with four ring gas hob and extractor hood over, tiled splashbacks and tiled flooring. There is space for a washing machine and additional undercounter appliances. Two PVC double glazed windows to the side allow good natural light.

Downstairs Bathroom: With an obscure PVC double glazed window to the side, fitted with a panelled bath, hand wash basin, low flushing WC, laminate flooring, radiator, and tiled surrounds.

Landing: Providing loft access point.

Bedroom One 11'02" x 10'11" (max) / 9'09" (min): A generous double bedroom with a PVC double glazed window to the front, radiator, and space for freestanding bedroom furniture.

Bedroom Two 12'03" x 11'01": Another well proportioned double bedroom with a PVC double glazed window to the rear, radiator, built in cupboard, and space for freestanding bedroom furniture.

Garden: The rear garden enjoys a paved pathway to the side, a decorative paved seating area, lawned section, and is complemented by shrubs and mature trees, offering a degree of privacy.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.