

## 77 Coleshill Street , Sutton Coldfield, B72 1SH

**\*\* Stunning, Extended, Three-Bedroom, Bay-Fronted Semi-Detached Home in Prime Sutton Coldfield Location \*\***

An exceptional opportunity to acquire this beautifully extended, bay-fronted three-bedroom semi-detached family home, ideally positioned within one of Sutton Coldfield's most sought-after residential areas.

From the moment you arrive, the property makes an immediate impression with its attractive frontage and block-paved driveway providing off-road parking for two to three vehicles, plus a garage.

Step inside to a welcoming entrance hall leading to a spacious bay-fronted lounge, flooded with natural light and offering a cosy yet elegant space to relax.

Guide price £375,000

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- Highly sought-after residential location in Sutton Coldfield
- Impressive open-plan L-shaped kitchen/dining/family room to the rear
- Three generous first-floor bedrooms
- Block-paved driveway & Garage providing off-road parking for 2-3 vehicles
- Extended semi-detached family home
- Modern fitted kitchen with ample storage and workspace
- Stylish four-piece family bathroom with separate shower
- Spacious bay-fronted lounge filled with natural light
- Ground-floor WC and practical utility area
- Large enclosed rear garden with patio entertaining areas and lawn

## Entrance Hall

## Lounge

15'2" x 11'8" (4.64 x 3.56)

## Dining Room

12'3" x 10'9" (3.74 x 3.28)

## Kitchen/Family Room

21'7" x 8'4" (6.58 x 2.55)

## WC

3'9" x 3'3" (1.15 x 1.01)

## Bedroom One

15'8" x 10'9" (4.80 x 3.30)

## Family Bathroom

8'11" x 6'6" (2.74 x 2.00)

## Bedroom Two

14'6" x 10'9" (4.43 x 3.30)

## Bedroom Three

9'3" x 6'6" (2.84 x 2.00)



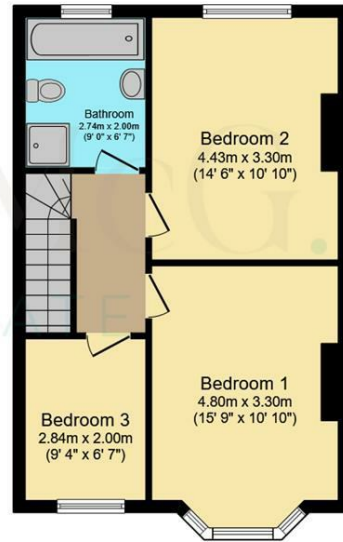
[Directions](#)



# Floor Plan



**Ground Floor**  
 Floor area 91.1 sq.m. (980 sq.ft.)



**First Floor**  
 Floor area 47.4 sq.m. (511 sq.ft.)

**Total floor area: 138.5 sq.m. (1,491 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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