151 COLES LANE
SUTTON COLDFIELD
B72 1NL

ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS

ACCOMMODATION

The stunning house is positioned a short distance from the centre of Sutton Coldfield this delightful end terrace, two-storey, three bedroomed home has been upgraded over recent years and should be viewed internally to be fully appreciated.

ACCOMMODATION

Ground floor: reception hall, study/ground floor bedroom with shower room off. Drawing room with log burner, fitted kitchen/breakfast room.

First floor: Principal bedroom, guest bedroom, family bathroom, bedroom three/dressing room.

Gardens and Grounds: Walled courtyard garden.

Allocated car parking space.

EPC Rating: C

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

A beautiful three-bedroom cottage boasting beautiful traditional features close to the town centre of Sutton Coldfield. Sutton Coldfield is just a short distance away providing a comprehensive range of shops and restaurants. Solihull is 15 miles to the south, whilst Birmingham city centre is only 9 miles away providing business and recreational opportunities. There is an excellent choice of schools in Sutton Coldfield including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare School. Brockhurst Farm is also in a good location for easy daily access to schooling in Solihull, Twycross, Lichfield, Edgbaston and Repton. The property is a short distance from the Belfry Hotel and Championship Golf Course, a superb amenity set in 550 acres which includes three 18-hole golf courses, excellent fitness facilities, spa, restaurants and bar. One of the many advantages of the location is its fast connections to the A38, M42, M6, M6 Toll and Birmingham International /NEC.

Description of Property

Entering through a beautiful gate and the boot room and into this stunning cottage you are greeted by the reception hall, with beautiful black and white tiled flooring. On this floor there is a study that can also be used as a ground floor bedroom with an ensuite shower room; further more there is a warm and welcoming drawing room with log burner, and a quaint fitted kitchen and breakfast room. The Principal Bedroom is on the first floor along with two other bedrooms; one of which can be used as a dressing room. There is also a beautifully decorated family bathroom.
The Gardens and grounds of this property are walled for privacy, a decked area for alfresco dining with deck lights for safety and a well maintained and lawn area and this property has an allocated car parking space.

Distances

Sutton Coldfield town centre 0.2 miles

Birmingham City Centre 9.7 miles

Birmingham International/NEC 12.4 miles

Lichfield 9.4 miles

M6 (J7) 9 miles

M6 Toll (T3) 4.4 miles

(Distances are approximate)

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Directions

From the office at 8 High Street?head south-east on High Street/A5127 towards Coleshill Street. At the traffic lights continue over onto Upper Holland Road and follow the road past Plantsbrook School, Coles Lane is a turning off on the left hand side with the property being situated along on the right hand side.

Terms

Tenure: Freehold

Council Tax Band

Local Authorities: Birmingham City Council
Tax Band: A

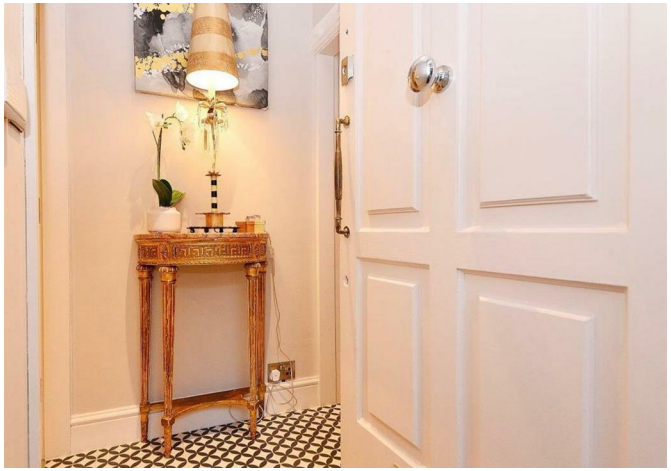
Viewings

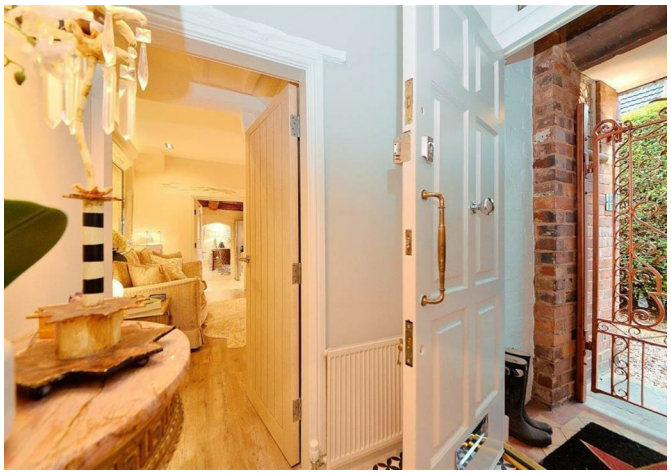
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

Disclaimer – Important notice

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check all of the information for you. These particulars





do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and cannot be inferred that any item shown is included in the sale.

Average Broadband Speed
121.80 Mbps

EPC rating
C

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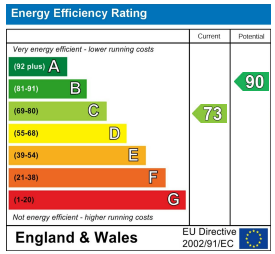

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8 High Street, Sutton Coldfield, B72 1XA

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