



Penns Lane,
Sutton Coldfield, B72 1BD

Offers in Excess of £220,000

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Situated in a highly sought-after location within Wyld Green, this charming period-style home offers beautifully presented accommodation full of character, space and natural light, all within easy reach of an excellent range of local amenities including shops, restaurants, schools and the Cross City rail line providing convenient commuter links.

Internally, the property boasts light and airy rooms throughout, combining attractive features with comfortable modern living. The welcoming lounge offers an elegant yet cosy space to relax, whilst the separate dining room is ideal for both everyday family living and entertaining guests. The fitted kitchen provides ample storage and workspace with a practical layout designed for modern convenience.

To the first floor are two excellent bedrooms, both offering generous proportions and plenty of natural light, together with a large family bathroom.

Outside, the property benefits from a fore garden enhancing the attractive kerb appeal, whilst to the rear is a low maintenance garden providing an ideal space for outdoor dining, relaxing and entertaining.

Offering a wonderful blend of character, location and practicality, this delightful home is perfectly positioned for buyers seeking period charm with close proximity to outstanding amenities and transport links.





Property Specification

LOVELY PERIOD STYLE PROPERTY WITH WONDERFUL
HIGH CEILINGS
LIGHT AND AIRY ROOMS THROUGHOUT
CLOSE TO ALL AMENITIES IN WYLDE GREEN
LOUNGE AND DINING ROOM
FITTED KITCHEN

Living Room 11' 2" x 11' 0" (3.40m x 3.35m)

Dining Room 15' 4" x 11' 2" (4.67m x 3.40m)

Kitchen 13' 10" x 6' 3" (4.21m x 1.90m)

Bedroom1 11' 3" x 11' 2" (3.43m x 3.40m)

Bedroom 2 12' 2" x 8' 3" (3.71m x 2.51m)

Bathroom 12' 2" x 6' 5" (3.71m x 1.95m)

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: 29th May 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

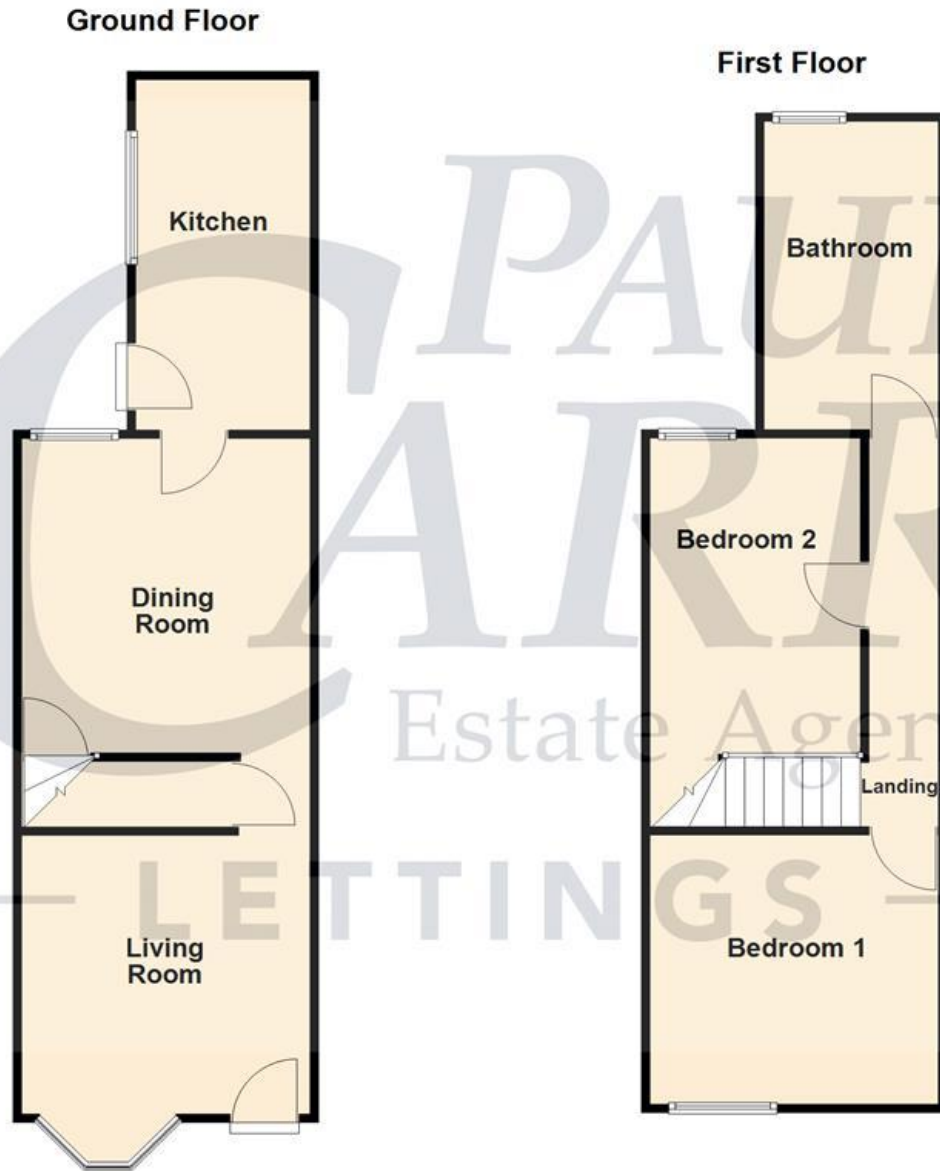
Services connected: Electric, gas, water & drainage

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		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

