



Falcon Lodge Crescent,  
Sutton Coldfield, B75 7RB

Offers in Excess of £200,000

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Two bedroom semi detached house in Sutton Coldfield within walking distance to local shops, close to both primary and secondary schools, Transport links to Sutton Coldfield Town Centre, Walmley High Street and Birmingham. This well-presented chain free property offers off road parking, entrance hall, Spacious living/dining room, Fitted kitchen, Downstairs WC, Two bedrooms, Family bathroom, Good sized garden.





## Property Specification

SEMI DETACHED  
NO UPWARD CHAIN  
OFF ROAD PARKING  
DOWNSTAIRS WC  
PRIVATE GARDEN

Hallway

W.C

Lounge/Diner 17' 6" x 10' 4" (5.33m x 3.15m)

Kitchen 11' 0" x 7' 3" (3.35m x 2.21m)

Landing

Bedroom 1 11' 1" x 11' 1" (3.38m x 3.38m)

Bathroom 7' 6" x 5' 10" (2.28m x 1.78m)

Bedroom 2 10' 6" x 6' 4" (3.20m x 1.93m)

### 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: 10th February 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:

Council tax band: B  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

