



69 Coles Lane, Sutton Coldfield
£275,000

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Some houses are well presented. Others are well loved. 69 Coles Lane very clearly has them both.

This Victorian terrace has been home to the current owners for several years, and the positive energy they've brought with them is felt throughout. It's a house that feels welcoming, relaxed and genuinely happy the kind of place where life flows easily from day to day.

The accommodation is arranged in a way that suits modern living perfectly. Two reception rooms offer flexibility depending on how you live, whether that's a cosy front room to unwind in, a second space for dining, or a dedicated home-working area. The owners both work flexibly, and the house has proven itself ideal for balancing working from home with busy professional lives.

To the rear, the extended kitchen breakfast room forms the heart of the home. It's a space that invites you to slow down mornings with coffee, evenings cooking together, and weekends spent lingering a little longer. It connects naturally to the rest of the house and adds the everyday practicality that buyers want from a Victorian property.

Upstairs, there are two genuine double bedrooms and a well-proportioned main bathroom. The bedrooms feel calm and comfortable, offering space to retreat at the end of the day while still keeping the charm and proportions you'd expect from a home of this era.

The location completes the picture. Coles Lane places you within easy reach of Sutton Coldfield town centre, with its mix of shops, cafés and restaurants, as well as well-regarded primary and secondary schools. Local favourites like The Bakehouse are within walking distance for weekend treats, Sutton Coldfield Football Club is close by for matchdays, and commuting into Birmingham is straightforward for those who split their time between home and the office.





- Characterful Victorian terrace with a great feel
- An extended kitchen made for slow mornings and shared meals
- A bathroom that simply works, day to day
- Coffee shops and The Bakehouse within walking distance
- A location that encourages walking, not driving
- Two reception rooms that adapt easily to modern life
- Two generous double bedrooms with calm, comfortable proportions
- Ideal for hybrid working and easy Birmingham commutes
- Close to schools, football on Saturdays and town life
- A home that's been genuinely loved and it shows



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