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44 Penns Lane, Sutton Coldfield, B72 1BD

Asking Price £260,000

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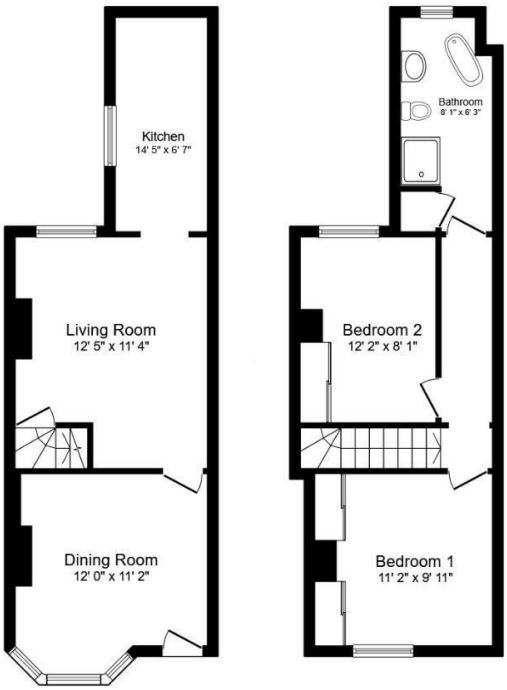
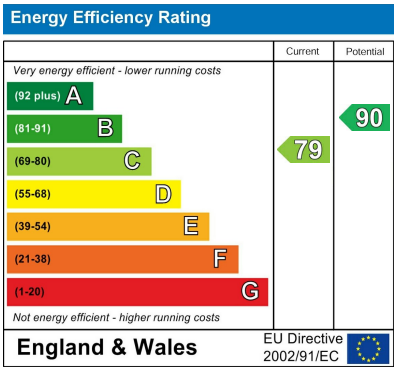
Floorplan



Total floor area: 818 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

EPC



Map

Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Occupying a desirable and convenient position, this beautifully presented period home showcases an abundance of character, seamlessly blended with tasteful contemporary styling to create a home that is both elegant and practical.

The accommodation opens into a superb front lounge, where a bay window, high ceilings, original stripped wooden floorboards, decorative wainscoting, and bespoke fitted storage combine to create a warm and inviting living space. The separate dining room is equally impressive, featuring matching original stripped wooden floorboards, stylish half-height wall panelling, bespoke fitted storage, and ample space for entertaining or family dining. Downstairs is complete with a useful under stairs cupboard.

To the rear of the property, the extended traditional kitchen is fitted with classic cabinetry and complemented by butcher's block worktops. French doors provide direct access to the rear garden, making the space ideal for everyday living.

Upstairs, the property offers two generous double bedrooms, each benefiting from bespoke fitted wardrobes that provide excellent built-in storage while maintaining a clean, uncluttered finish. The family bathroom is well appointed with a bath, separate walk-in shower, wash hand basin, and WC.

The rear garden has been thoughtfully designed for low-maintenance enjoyment, featuring an artificial lawn and a patio area.

Situated within easy reach of well-regarded schools, local parks, excellent transport links, and the extensive range of shops, cafés, restaurants, and leisure facilities in Wylde Green and Sutton Coldfield town centre, this exceptional home offers an ideal blend of period charm and modern convenience.

Features

• Stunning two bed terrace • Beautifully decorated throughout • Bespoke fitted wardrobes in both bedrooms • Wonderful traditional kitchen • Expansive family bathroom • Low maintenance rear garden • On-street parking • Perfect for a range of different buyers • EPC Rating C • Council Tax Band B