

# Cottons

CHARTERED SURVEYORS

11 Blackham Drive, Sutton Coldfield,  
B73 5HG

**£195,000**



- TWO BEDROOMS
- NO UPWARD CHAIN
- GAS FIRED CENTRAL HEATING
- LOUNGE AND FITTED KITCHEN
- UPVC DOUBLE GLAZING
- EPC RATING D

Cavendish House, 359 - 361 Hagley Road Edgbaston, Birmingham, B17 8DL  
Tel: 0121 247 4747 Email: [sales@cottons.co.uk](mailto:sales@cottons.co.uk)  
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This superbly located two double bed modern terrace property located within a cul-de-sac. The accommodation includes an entrance hall, lounge, fitted kitchen, bathroom and two bedrooms. The property is set within close proximity of many sought after amenities including shops and public transport both road and rail. Outside there are gardens to front and rear. An early viewing is essential to fully appreciate the opportunity on offer and avoid disappointment. EPC Rating: D

**Property Tenure**

Freehold

**Council Tax Band**

B

**Fixtures and Fittings**

All fixtures and fittings mentioned in these particulars of sale are included in the asking price. All others are specifically excluded, but some items may be available by separate negotiation.

**ACCOMMODATION**

**Ground Floor**

**Entrance Hallway** 10' 4" x 4' 5" (3.15m x 1.34m)

**Kitchen** 9' 9" x 7' 3" (2.96m x 2.20m)

Having a range of matching wall and base units, built in oven and hob, single drainer sink unit, Upvc double glazed window to front.

**Lounge** 18' 8" x 11' 11" (5.68m x 3.63m)

Having gas fired central heating radiator and double glazed patio doors to rear garden.

**First Floor**

**Landing**

Having doors off to:

**Bedroom 1** 9' 9" x 11' 11" (2.97m x 3.63m)

Having built in wardrobe, gas fired central heating radiator and double glazed window

**Bedroom 2** 10' 1" x 11' 11" (3.08m x 3.63m)

Having Upvc double glazed window, central heating radiator and built in wardrobe

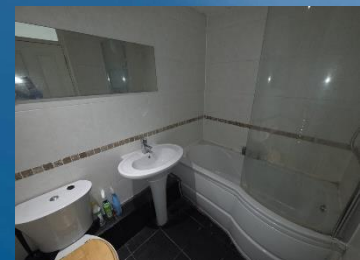
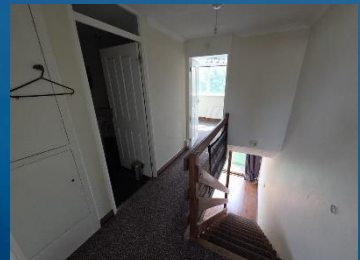
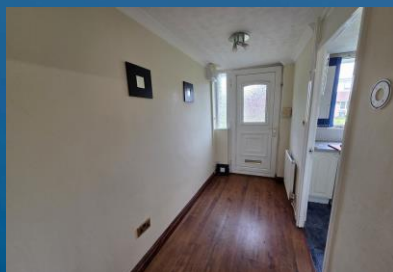
**Bathroom** 7' 3" x 5' 5" (2.20m x 1.65m)

Having towel heater, panel bath with shower over, wash basin, wc.

**Outside**

Front - Lawned Garden

Rear - Secure fenced garden



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