



Little Green Lanes,  
Sutton Coldfield, B73 5NB

Offers in the Region Of £280,000

# Sutton Coldfield

Offers in the Region Of £280,000



OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION.

This well-proportioned three bed detached bungalow occupies a convenient and coveted location set within close proximity of nearby Wylde Green shopping centre and it's desirable schools and transport links.

The accommodation briefly comprises 3 bedrooms and a reception room (or two beds and two receptions) along with a kitchen, shower room and utility/WC.

An early viewing is essential in order to avoid disappointment.

THREE GENEROUS BEDROOMS

CLOSE PROXIMITY TO WYLDE GREEN SHOPPING CENTRE

WELL PROPORTIONED LOUNGE WITH PATIO DOORS TO GARDEN

DINING ROOM (OR OPTIONAL BEDROOM THREE)

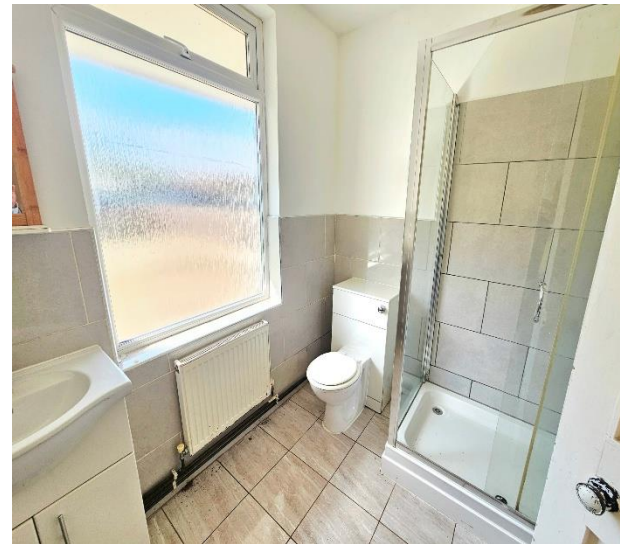
EXCELLENT TRANSPORT LINKS BOTH ROAD AND RAIL

OFF ROAD PARKING TO THE FRONTAGE, LAWNED FRONT AND REAR GARDENS

UTILITY ROOM WITH WC

FAMILY SHOWER ROOM





## Property Specification

### Room Measurements:

Bedroom / Dining Room 3.35m (11') x 3.35m (11') max

Bedroom 3.35m (11') x 3.19m (10'6")

Lounge 4.24m (13'11") x 3.35m (11')

Bedroom 3.38m (11'1") x 3.36m (11')

Kitchen 3.35m (11') x 2.39m (7'10")

WC 6' 0" x 3' 10" (1.83m x 1.17m)

Shower Room 8' 0" x 6' 11" (2.44m x 2.11m)

### 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: 24th April 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: D

Tenure: Freehold

