



Lane Croft,
Sutton Coldfield, B76 1GH

Offers in Excess of £150,000

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Occupying a pleasant position on Lane Croft, this beautifully presented one-bedroom first-floor maisonette offers bright, well-proportioned accommodation together with the valuable benefit of allocated parking space.

Stylishly finished throughout, the property would make an excellent first home, downsizing opportunity or investment purchase.

The accommodation is approached through its own entrance, with stairs rising to a central first-floor landing.

The spacious living room is filled with natural light from a wide front-facing window and provides ample room for both comfortable seating and additional dining or home-working furniture.

The separate fitted kitchen features a modern range of white cabinetry, wood-effect work surfaces and space for the usual appliances.

A contemporary bathroom is finished with attractive marble-effect tiling and comprises a bath with shower over, wash basin and WC.

The generous double bedroom is another particular highlight, offering excellent floor space alongside fitted wardrobes and plenty of room for further furnishings. Its neutral décor and dark wood-effect flooring create a calm and inviting finish.

With its smart presentation, generous room proportions and self-contained maisonette layout, early viewing is strongly recommended.





Property Specification

Well-Presented One Bedroom First-Floor Maisonette
Private Ground-Floor Entrance
Bright and Spacious Living Room
Generous Double Bedroom
Built-In Bedroom Storage

Lounge/Dining Room 15' 7" x 10' 0" (4.75m x 3.05m)

Kitchen 9' 1" x 6' 4" (2.77m x 1.93m)

Bedroom 13' 7" x 11' 6" (4.14m x 3.50m)

Bathroom

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: 23rd July 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: B

Tenure: Leasehold 147 years remaining
Ground Rent: Peppercorn
Service Charge: Not applicable

Floor Plan

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

First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

