



Coles Lane,
Sutton Coldfield, B72 1NH

£280,000

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Ideally situated on the borders of Sutton Coldfield town centre this characterful period terrace property enjoys close proximity to many desirable amenities including New Hall Valley Park, shops and schools. With the ground floor accommodation having separate reception rooms, a kitchen and utility and the first floor offering two bedrooms and a bathroom all set behind a driveway providing off road parking along with a generous and mature garden to the rear it must be viewed at the earliest opportunity to avoid disappointment.





Property Specification

SUPERBLY PRESENTED PERIOD TERRACE
TWO GOOD SIZE BEDROOMS
SEPARATE LOUNGE AND DINING ROOM
KITCHEN AND UTILITY
FIRST FLOOR BATHROOM

Lounge 3.38m (11'1") x 3.33m (10'11")

Dining Room 3.73m (12'3") x 3.38m (11'1")

Kitchen 2.74m (9') x 1.83m (6')

Utility Room 1.85m (6'1") x 1.80m (5'11")

Bedroom 3.73m (12'3") x 2.50m (8'2")

Bedroom 3.40m (11'2") x 3.33m (10'11")

Landing

Bathroom 8' 9" x 5' 9" (2.66m x 1.75m)

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: 17th January 2025

Viewer's Note:

Services connected:
Council tax band: B
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		48
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Map Location

