



Lime Grove,
Sutton Coldfield, B73 5JN

Offers in the Region Of £275,000

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

An exceptional opportunity to acquire a recently updated and redressed three-bedroom character home.

Offering a separate bright spacious lounge with kitchen/diner to the rear which has been refitted to offer a range of fitted base and wall units.

Off an internal lobby hallway there is provided a well-appointed bathroom with full white suite to include panel bath and separate shower cubicle.

To the first floor is a through landing offering independent access to all three bedrooms, each of which have been dressed to the highest standard and offer spacious representation.

The property is completed by a low maintenance rear garden featuring patio seating area and has a bright perspective, perfect as an al-fresco dining space.

Viewings are strictly by appointment and via Paul Carr Boldmere and for PROCEEDABLE PURCHASERS ONLY.





Property Specification

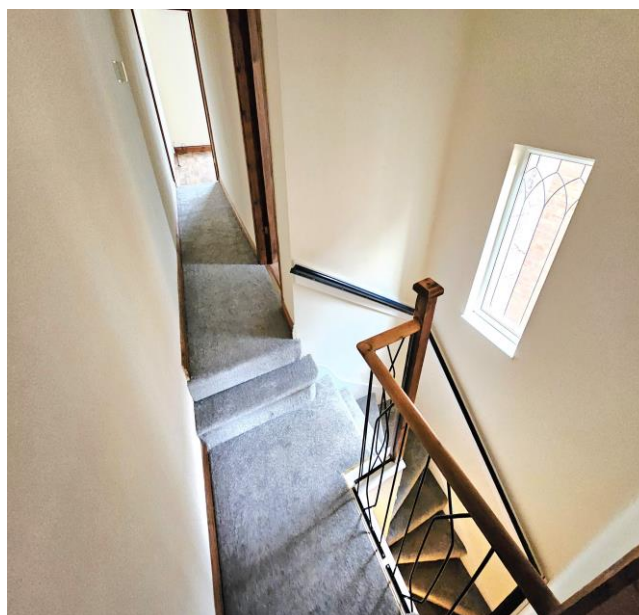
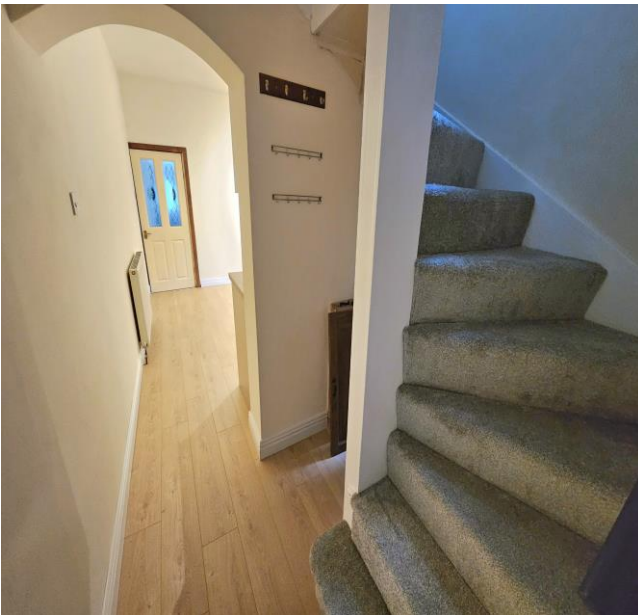
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LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND

CUL-DE-SAC POSITION - LOCATED OFF GREEN LANES

FRONT FACING BRIGHT AND SPACIOUS LOUNGE WITH REAR OPEN PLAN DINING KITCHEN

EXPANSIVE BATHROOM WITH FULL WHITE SUITE TO INCLUDE BATH AND SEPERATE SHOWER ROOM



Lounge 3.50m (11'6") x 3.33m (10'11")
Kitchen/Diner 3.96m (13') x 3.50m (11'6")
Bathroom 2.65m (8'8") x 2.08m (6'10") max
Porch

Bedroom 1 3.50m (11'6") x 3.33m (10'11")
Bedroom 2 3.99m (13'1") x 2.56m (8'5")
Landing
Bedroom 3 3.57m (11'9") x 2.10m (6'11")

Agent's Note:

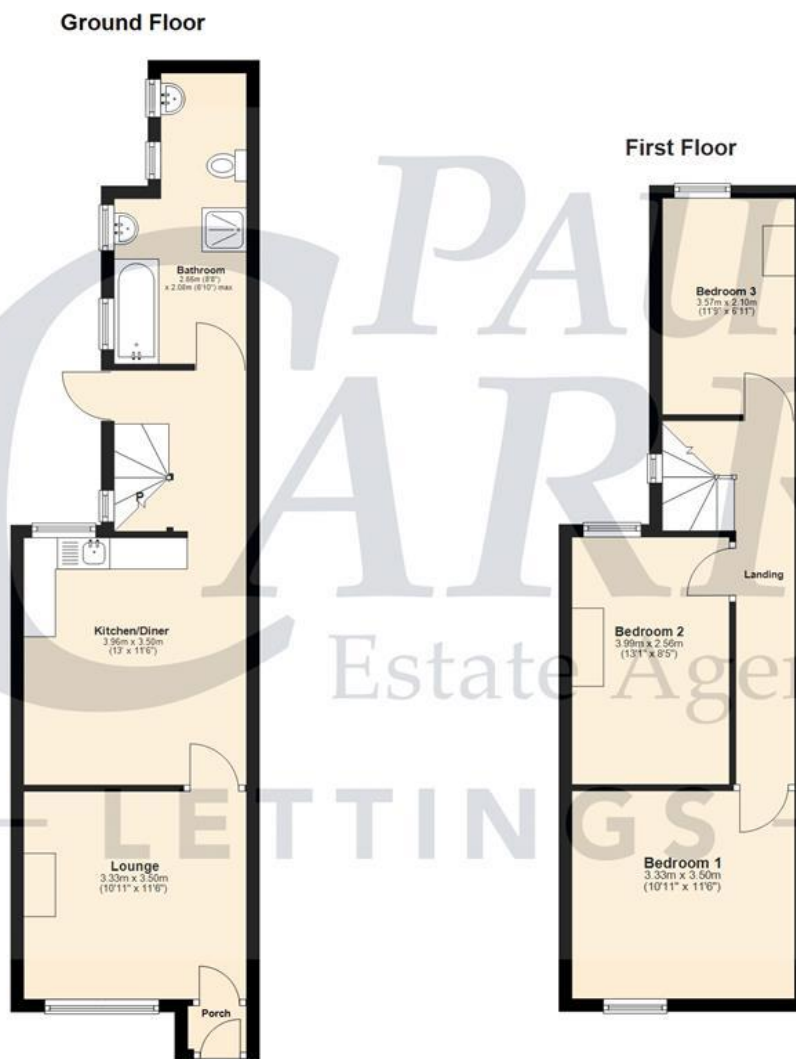
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 14th November 2025

Viewer's Note:

Services connected: All
Council tax band: B
Tenure:
Other Charges: Yes

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

