



Falcon Lodge Crescent, Falcon Lodge
Sutton Coldfield, B75 7LU

Offers in Excess of £200,000

Falcon Lodge

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A mid-terrace family home occupying a prime position in a popular residential location within the Royal Borough of Sutton Coldfield.

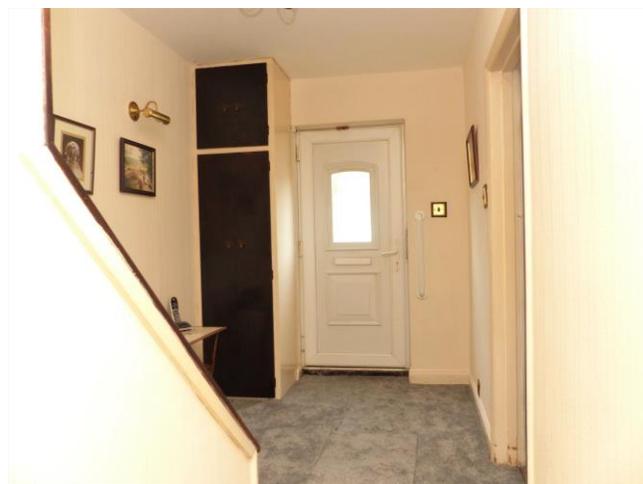
Set behind a large driveway internal viewing reveals inviting reception hall, spacious & bright lounge, formal dining room & fitted kitchen with an array of units & direct access to the rear garden.

Stairs lead from the reception hall to the first floor landing which reveals three generous sized bedrooms & a family bathroom.

Low maintenance south/east facing garden to the rear of the property with useful outhouses. Driveway to the fore provides ample off road parking.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Offered for sale with no upward chain internal viewing is highly encouraged.





Property Specification

NO UPWARD CHAIN
LARGE DRIVEWAY
SOUTH/EAST FACING GARDEN
TWO RECEPTION ROOMS
THREE BEDROOMS

Reception Hall 2.98m (9'9") x 1.96m (6'5")

Lounge 4.40m (14'5") x 3.47m (11'5")

Dining Room 3.35m (11') x 2.87m (9'5")

Kitchen 3.94m (12'11") max x 3.01m (9'11")

Bedroom 1 4.43m (14'6") x 3.35m (11')

Bedroom 2 3.63m (11'11") x 2.89m (9'6")

Bedroom 3 3.01m (9'11") x 2.35m (7'9")

Bathroom 2.00m (6'7") x 1.70m (5'7")

Landing 2.73m (8'11") x 2.00m (6'7")

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 September 2021

Viewer's Note:

Services connected: Gas, Electric, Water & Drainage
Council tax band: B
Tenure: Freehold

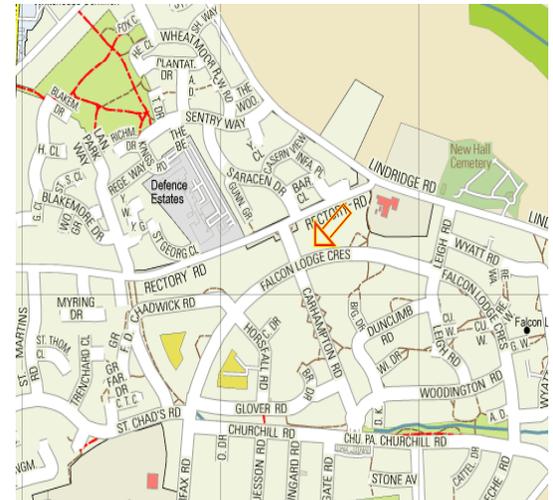
Floor Plan

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

Energy Efficiency Rating

New
Instruction
Awaiting
E.P.C.

Map Location



Ground Floor



First Floor

