

GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

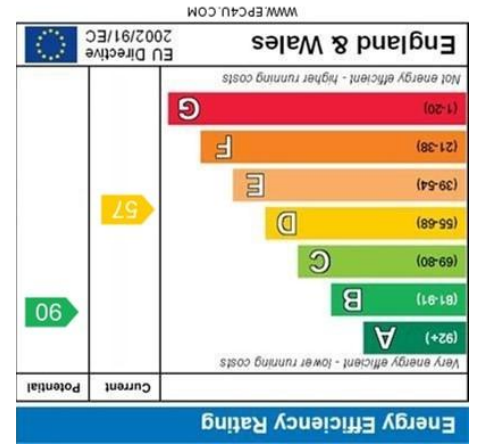


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- NO ONWARDS CHAIN
- TWO DOUBLE BEDROOMS
- SCOPE FOR IMPROVEMENT
- PRIME LOCATION
- OFF ROAD PARKING
- GOOD SIZED REAR GARDEN

Coles Lane, Sutton Coldfield, B72 1NL

£240,000



Property Description

Green and Co are delighted to bring to market this two bedroom mid terrace house for sale in Coles Lane. The property is located in a fantastic position within walkable proximity to 4 local schools; Plantsbrook School and Bishop Walsh RC secondary schools, as well as Holland House Primary & Day nursery and Maney Hill Primary/Junior School. (School catchment areas should be checked prior to purchase). Also nearby (walkable) are 2 pharmacies and a Doctors surgeries, town centre for shops and many local restaurants. The property in brief comprises entrance porch, two reception rooms, kitchen, ground floor bathroom, two double bedrooms, off road parking and rear garden.

ENTRANCE PORCH Leading into the lounge.

LOUNGE 15' 4" into bay x 11' (4.67m x 3.35m) Carpeted, ceiling light, central heating radiator, bay window to front, power points, stairs to first floor and entrance to dining room.

DINING ROOM 12' 4" x 11' (3.76m x 3.35m) Carpeted, ceiling light, power points, central heating radiator, gas fire and window to rear.

KITCHEN 10' 7" x 5' 9" (3.23m x 1.75m) Having carpet tiles, power points, range of wall and base units, stainless steel sink and drainer, window to side, space for white goods.

BATHROOM 5' 8" x 5' 10" (1.73m x 1.78m) Having carpet tiles, ceiling light, low level wc, hand wash basin, bath with overhead shower, window to side, central heating radiator.

FIRST FLOOR LANDING Leading to both bedrooms.

BEDROOM ONE 12' 4" x 11' (3.76m x 3.35m) Carpeted, ceiling light, central heating radiator, window to rear, over stairs cupboard, hand wash basin/sink, power points.

BEDROOM TWO 11' 1" x 11' (3.38m x 3.35m) Carpeted, ceiling light central heating radiator, window to front, power points.

OUTSIDE The property to the front has a gravelled driveway and there is rear access and fenced garden.

Council Tax Band B - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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