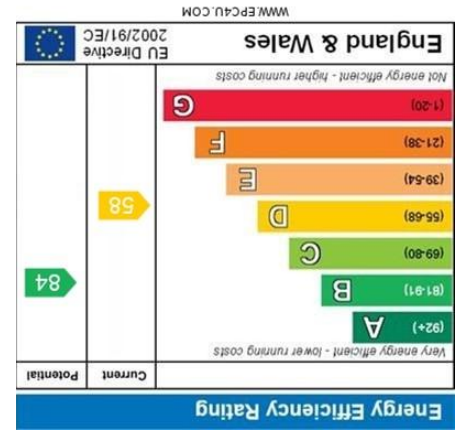


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Boldmere | 0121 321 3991



- PERIOD TOWNHOUSE
- TWO BEDROOMS
- LOUNGE AND DINING ROOM
- MODERN FITTED KITCHEN
- GUEST CLOAKROOM
- FAMILY BATHROOM

Penns Lane, Wyld Green, Sutton Coldfield, B72 1BD

Offers In Excess Of
£300,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Green and Company in Walmley are pleased to offer for sale this delightful two bedroom period townhouse in one of the most sought after roads in the area. Offering great access to all the amenities of Wyld Green and Sutton Coldfield the location also affords an easy commute into Birmingham City Centre. Chester Road Railway Station is a short stroll away and motorway access is via junction 5 and 6 of the M6. Local schooling includes Penns Primary School, Yenton Primary School, The Shrubbery School, Bishop Walsh Catholic School and St Edmund Campion Catholic School & Sixth Form Centre (catchments should be checked).

The accommodation comprises hall, lounge, dining room, fitted kitchen, guest cloakroom, two bedrooms and a family bathroom. Further benefits include central heating, majority double glazing, off road parking and a rear garden. Immediate viewing is essential in order to avoid genuine disappointment.

HALLWAY Central heating radiator, coving to ceiling and doors off to

LOUNGE 12' 7" max into bay x 11' 2" max 10' 9" min (3.84m x 3.4m) With exposed timber floor, central heating radiator, feature fireplace with tiled hearth, picture rail, coving to ceiling and bay window to the front

DINING ROOM 13' 9" max 12' 8" min x 12' 1" (4.19m x 3.68m) With central heating radiator, built-in storage cupboard, fireplace, door to stairs, double glazed window to the rear and door to;

KITCHEN 11' x 7' 4" max 6' 9" min (3.35m x 2.24m) With a range of modern and stylish eye and base level units with work-surface over incorporating double sink, gas hob with extractor hood over, integrated oven, tiled splash-backs, fitted dishwasher, double glazed window to the side and door to;

LOBBY With wall units, plumbing for washing machine, double glazed door to the side and door to;

GUEST CLOAKROOM With integrated low flush w.c, wash hand basin, central heating radiator and double glazed window with plantation blinds to the side.

FIRST FLOOR LANDING With doors off to;

BEDROOM ONE 15' 5" max 14' 4" min x 11' 3" (4.7m x 3.43m) With central heating radiator and double glazed sash window to the front.



BEDROOM TWO 12' 3" x 10' 8" max 9' 8" min (3.73m x 3.25m) With central heating radiator, loft access with pull-down ladder and double glazed window with plantation blinds to the rear.

FAMILY BATHROOM With a suite comprising bath with built-in shower over, pedestal wash hand basin, part tiled walls, low flush w.c, central heating radiator, boiler cupboard and frosted double glazed window to the rear.

LOFT CONVERSION A complete loft conversion provides further space on a third floor of the property, this includes ample built-in storage, spotlighting, and two Velux roof windows.

FRONT Having a block paved frontage affording multi-vehicle off road parking.

REAR GARDEN With decked patio area with gravelled garden beyond, garden store cupboard. Pedestrian gate gives access from the side.

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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