



Connells

Coles Lane
SUTTON COLDFIELD

Coles Lane SUTTON COLDFIELD B72 1NS

for sale offers over
£325,000



Property Description

Connells are delighted to present this lovingly presented three bedroom semi detached family home being offered with NO UPWARD CHAIN. Located in the heart of Sutton Coldfield within walking distance to the town centre and several sought after schools. The property boasts off road parking for several vehicles, substantial and well maintained enclosed rear garden and three good sized bedrooms. The bathroom has been tastefully updated on the first floor and the ground floor is host to a spacious living room, dining kitchen and guest WC. Viewing is highly recommended to appreciate all this home has to offer. Accessed via the front door the property comprises:

Entrance Hall

With main door to the front, radiator to wall, stairs to first floor and door to:

Living Room

16' 5" x 12' 1" PLUS BAY (5.00m x 3.68m PLUS BAY)

With double glazed bay window to the front, electric fireplace, radiator to wall, space for Dining Area and door to the Kitchen

Kitchen

19' 1" x 8' 8" MAX (5.82m x 2.64m MAX)

Fully fitted kitchen with a range of wall and base units with worktops over, electric hob with cooker-hood, electric oven, integrated fridge-freezer, space and plumbing for washing machine and tumble dryer, built in cupboard space to the rear, radiator to wall, access to guest WC and door to the Garden

Guest WC

With low level WC

First Floor Landing

With stairs from the ground floor, double glazed window to the side, loft hatch and doors to:

Bedroom One

12' 3" x 11' 4" MAX (3.73m x 3.45m MAX)

With radiator to wall, fitted wardrobes and double glazed window to the front

Bedroom Two

12' 3" x 8' 8" (3.73m x 2.64m)

With radiator to wall, built in cupboard which houses CH boiler and double glazed window to the rear

Bedroom Three

9' 8" x 7' 2" (2.95m x 2.18m)

With radiator to wall and double glazed window to the front

Bathroom

Recently refitted fully tiled suite comprising bath with mains powered shower over with handheld fitting, radiator to wall, low level WC, wash hand basin, extractor fan and double glazed window

Outside

Front

Driveway to the front providing off-road parking for several vehicles along with side access.

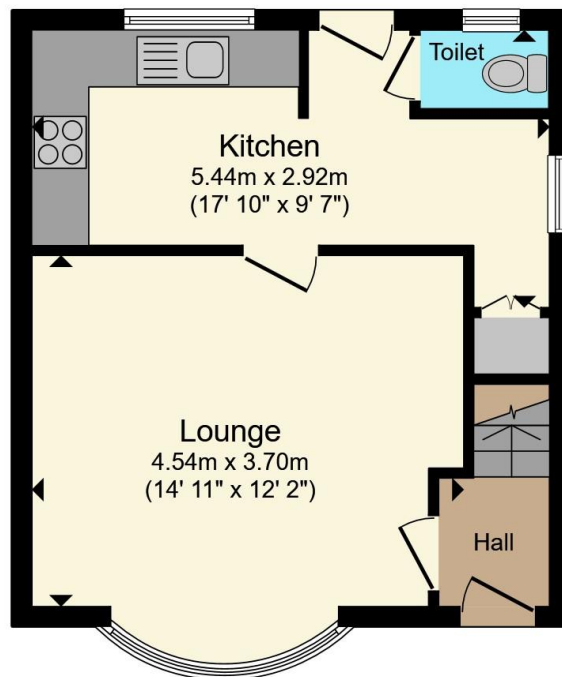
Rear

To the rear is a fully enclosed garden with patio area, laid to lawn, outside tap and side gate.

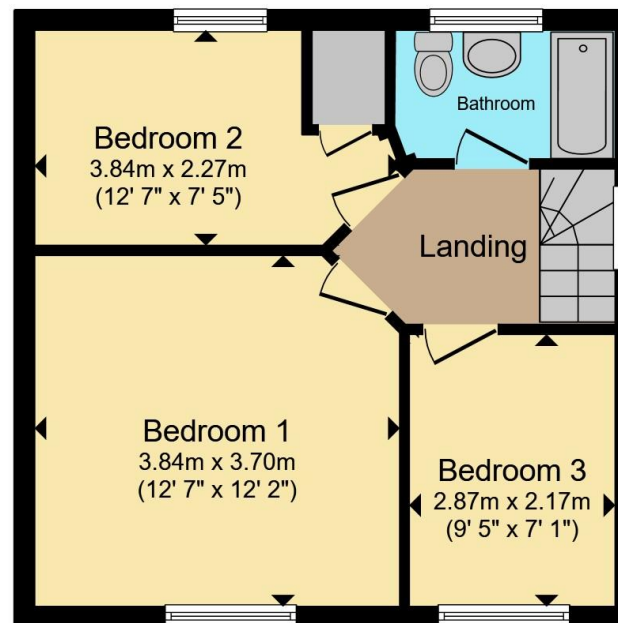








Ground Floor



First Floor

Total floor area 71.1 m² (766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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4/6 High Street
 Sutton Coldfield B72 1XA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311360



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