

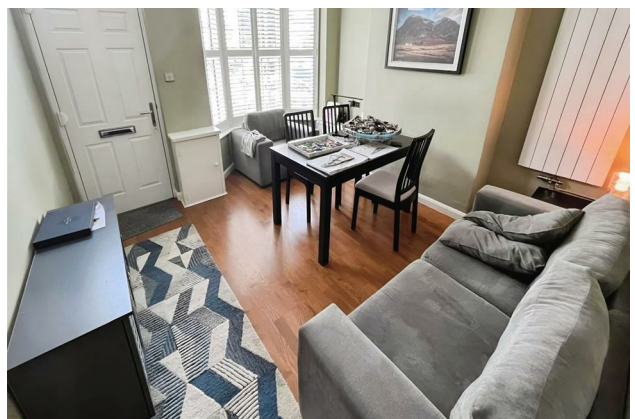
# HUNTERS®

HERE TO GET *you* THERE

**10 Penns Lane, Sutton Coldfield, B72 1BD**

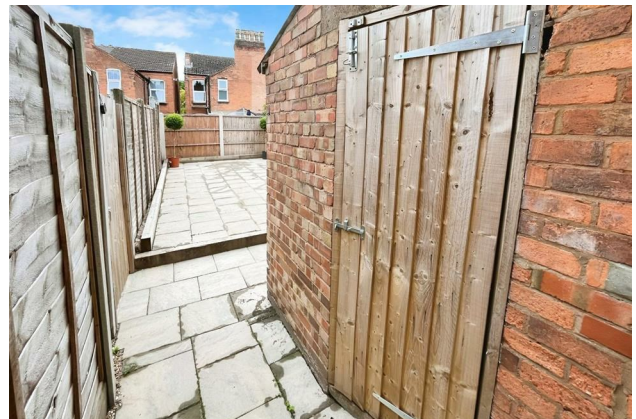
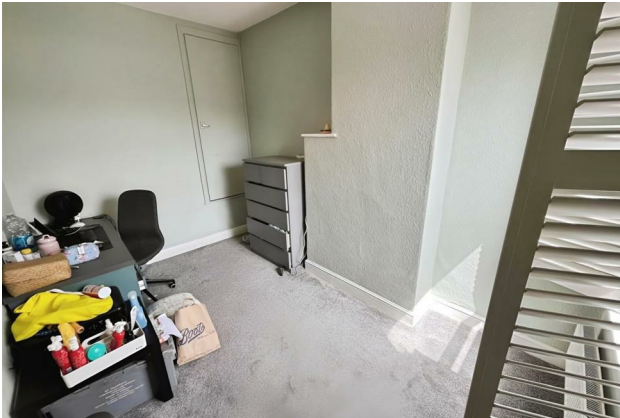
**Offers Over £270,000**

**Property Images**

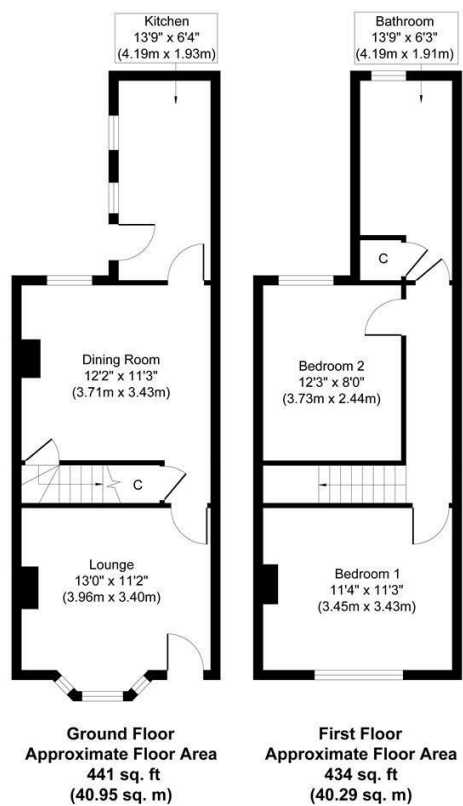




## Property Images



## Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	85
England & Wales	EU Directive 2002/91/EC	

## Map



## Summary

Situated within walking distance of local amenities and public transport links, this deceptively spacious mid-terraced property would make an ideal first time buy. The accommodation offers gas central heating & double glazing throughout and must be viewed in order to be fully appreciated, briefly comprising;

Living room having bay window to front, dining room having window to rear, modern-style kitchen having refitted units with Hotpoint double oven, ceramic hob, washing machine and fridge/freezer. First floor having two spacious bedrooms and shower room having refitted white suite with walk-in shower cubicle. Outside, private paved garden enjoying southerly aspect with shed and rear pedestrian access.

## Features

- Superbly appointed traditional terrace • 2 bedrooms • 2 reception rooms • Refitted kitchen • Refitted shower room • Convenient location • Landscaped rear garden enjoying southerly aspect • Council Tax Band A