



Coles Lane, Sutton Coldfield

- Superb traditional end terrace
- Well appointed first floor bathroom
- Refitted kitchen with oven
- Gas Central heating
- 2 double bedrooms
- 2 reception rooms
- Pleasant garden
- Council Tax Band B

Offers Over £280,000

Tenure: Freehold

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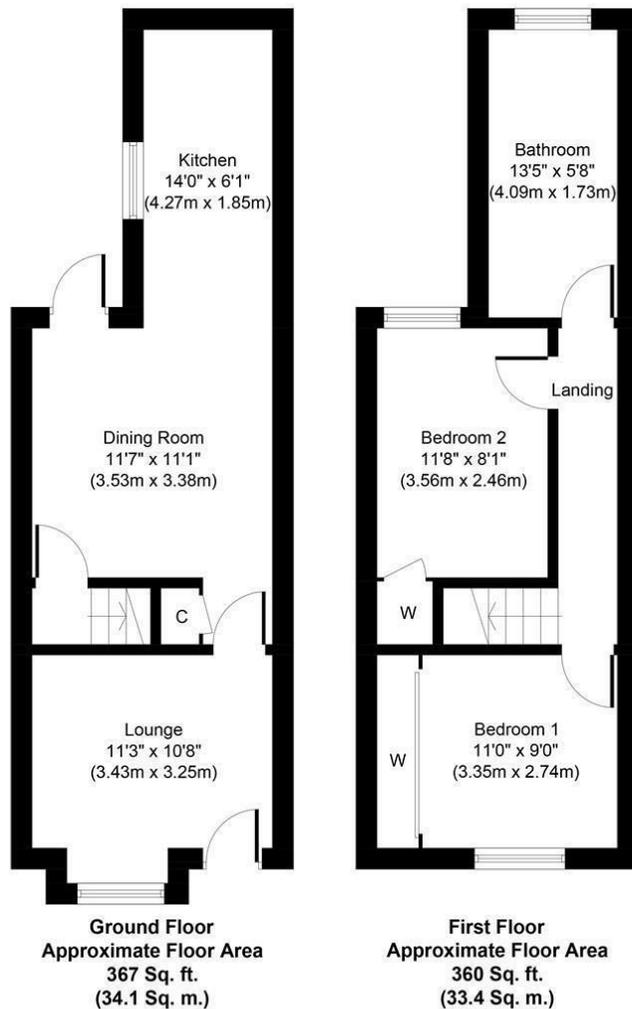
DESCRIPTION

Superbly well maintained and occupying a lovely position, convenient for Sutton's amenities, great local schools and public transport services, this spacious home, ideal for first time buyers, must be viewed. The gas centrally heated and double glazed accommodation briefly comprises;

Lounge, separate dining room, useful understairs cupboard and opening to refitted kitchen with oven and hob. There are 2 double first floor bedrooms and a refitted bathroom with white suite and shower over bath.

Outside, walled front with gated path approach and lawned rear garden with fenced surround.





Ground Floor
Approximate Floor Area
367 Sq. ft.
(34.1 Sq. m.)

First Floor
Approximate Floor Area
360 Sq. ft.
(33.4 Sq. m.)

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. 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.
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Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.

32a Beeches Walk, Sutton Coldfield, B73 6HN

Tel: 0121 355 0555 Email:

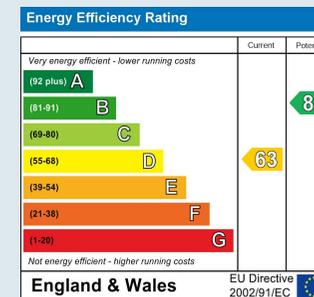
sutton@hunters.com <https://www.hunters.com>



Council Tax: B

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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