

HUNTERS[®]

HERE TO GET *you* THERE



Lower Queen Street

Sutton Coldfield, B72 1RT

Offers Around £220,000



****REDUCED BY £15,000**** This well arranged, spacious, freehold traditional end-terrace occupies a pleasant and much sought after, convenient location, very accessible for Sutton Town Centre amenities. The gas centrally heated and partly double glazed accommodation, which has the benefit of a new roof in 2016 and a new gas central heating combi boiler in 2019, is being offered with no upward chain and briefly comprises; living room, dining room, kitchen with Baxi gas fired central heating boiler, two bedrooms and a white bathroom with shower over the bath. Benefitting from a good sized mature, secluded rear garden, having pathway, lawn and fence around and private rear gated access. Early viewing is very strongly recommended.

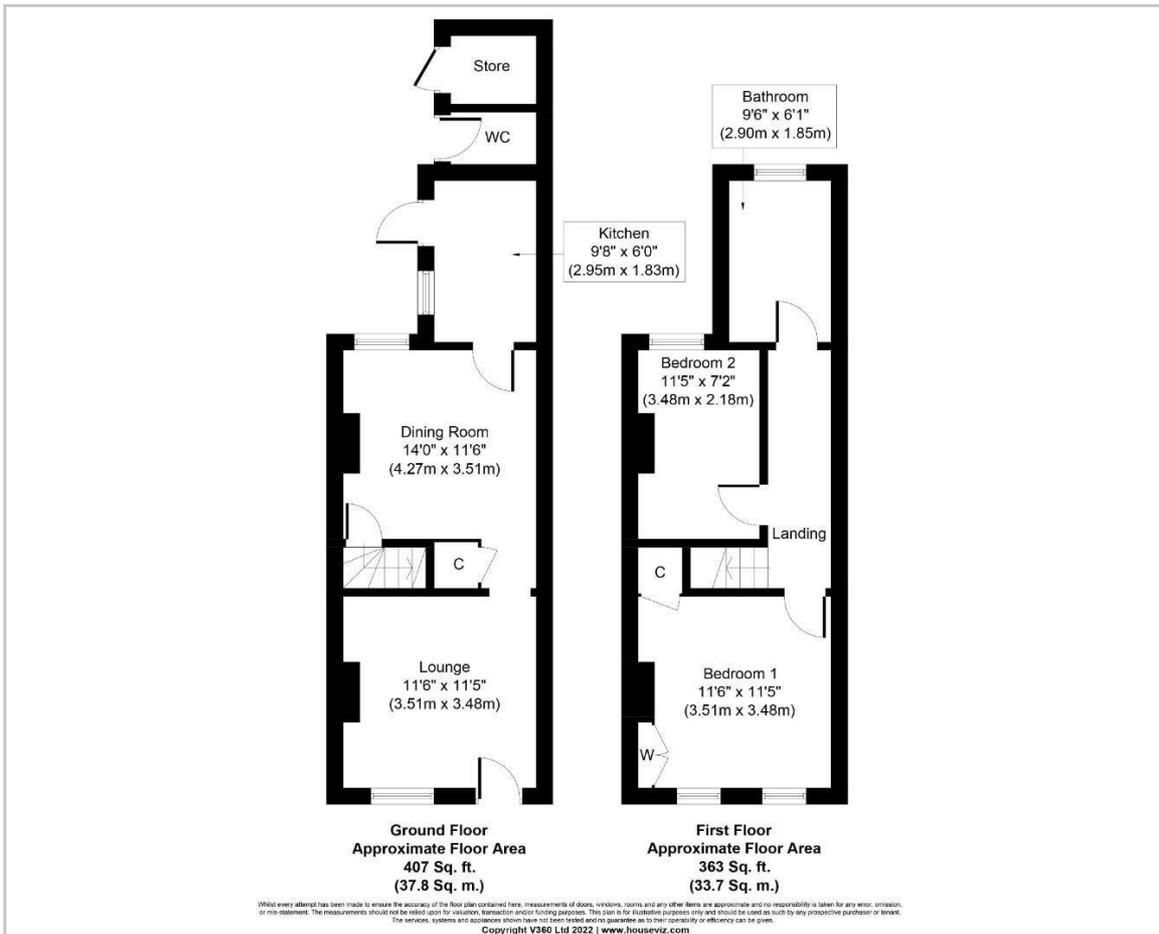


- Lounge 11.5 x 11.6 (3.35m.1.52m x 3.35m.1.83m)
- Dining Room 11.4 x 11.6 (3.35m.1.22m x 3.35m.1.83m)
- Kitchen 9.8 x 6 (2.74m.2.44m x 1.83m)
- W.C
- Store
- Bedroom One 11.5 x 11.6 (3.35m.1.52m x 3.35m.1.83m)
- Bedroom Two 11.5 x 7.2 (3.35m.1.52m x 2.13m.0.61m)
- Bathroom 9.6 x 6.1 (2.74m.1.83m x 1.83m.0.30m)

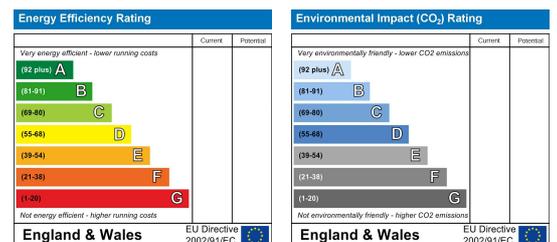
Area Map



Floor Plans



Energy Efficiency Graph



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.