



- Spacious three bedroom family home
- Sought after corner plot
- Block paved driveway
- Bright and inviting lounge
- Impressive open plan kitchen/dining room
- Separate utility room and guest WC
- Private rear garden with mature borders
- Large garage offering storage or conversion potential
- Convenient location close to schools, shops, and transport links
- Internal viewing is recommended



COLES LANE, SUTTON COLDFIELD, B72 1NL - OFFERS AROUND £395,000

Situated on a desirable corner plot, this well presented and deceptively spacious family home enjoys a prime position close to a range of highly regarded schools, convenient local shops, and excellent transport links, making it ideal for commuters and growing families alike. The property also benefits from easy access to nearby green spaces, offering the perfect balance of suburban living with everyday convenience. Internally, the home has been thoughtfully arranged to provide versatile and modern living throughout, featuring a welcoming entrance hallway, a bright and spacious lounge, and a superb open plan kitchen/dining area ideal for both everyday living and entertaining. With the added benefits of a utility room, guest WC, three well proportioned bedrooms, and a generous rear garden, this property also offers fantastic scope for further extension or development, subject to the necessary planning permissions. Accessed via a generous block paved driveway providing ample off road parking, alongside a well maintained lawned fore garden with established shrubs and bushes to both the front and side, the property offers an attractive approach leading to the main entrance.

PORCH: A welcoming entrance porch featuring a single glazed door to the front with matching single glazed windows to the front and side, allowing for natural light and a pleasant first impression.

HALLWAY: Entered via a wooden door with two obscure glazed panels, this inviting hallway benefits from a radiator, staircase rising to the first floor landing, stylish oak flooring, and doors leading to the principal ground floor accommodation.

LOUNGE: 15'10" max x 13'11" min x 12'05" A well proportioned and comfortable living space boasting a PVC double glazed bay window to the front, allowing for plenty of natural light. The room is complemented by a radiator, attractive oak flooring, and ample space for a range of lounge furniture.

OPEN PLAN KITCHEN/DINING ROOM: 18'02" x 14'01" A superb open plan space ideal for modern family living and entertaining, featuring a PVC double glazed window to the rear and PVC double glazed patio doors opening out to the garden. The kitchen is fitted with a stainless steel sink set into wood effect work surfaces with matching base and wall units and drawers. Integrated appliances include an oven, microwave, dishwasher, fridge freezer, and induction hob with extractor hood over. The room further benefits from oak flooring, two radiators, a breakfast bar for additional seating, and ample space for a dining table.

UTILITY ROOM: 9'11" x 7'07" A practical and well appointed utility space with a PVC double glazed window to the rear and a part obscured PVC double glazed door to the side. Fitted with a stainless steel sink and drainer set into rolled top work surfaces, with space for under counter appliances. Additional features include a radiator and access to the WC and garage.

WC: Fitted with a low flushing WC and hand wash basin set within a vanity unit, complemented by a radiator.

LANDING: A bright landing area with a PVC double glazed window to the side, loft access point, and doors leading to all first floor rooms.

BEDROOM ONE: 12'02" x 10'01" A spacious double bedroom positioned to the front of the property, benefiting from a PVC double glazed window and radiator.

BEDROOM TWO: 10'04" x 9'00" A well sized second bedroom with a PVC double glazed window to the rear and radiator.

BEDROOM THREE: 9'00" x 7'01" A versatile third bedroom, ideal as a child's room, home office, or guest space, featuring a PVC double glazed window to the rear and radiator.

FAMILY BATHROOM: Comprising a panelled bath with electric shower over, low flushing WC, and hand wash basin set within a vanity unit. Additional features include an obscure PVC double glazed window to the front, radiator, and a half tiled surround.

GARDEN: A generous and well established rear garden with a paved pathway leading through a mainly lawned area. The garden is bordered by mature shrubs and trees to both sides, with raised planting beds adding further interest. Fully enclosed with fencing to all boundaries, the garden benefits from the property's corner plot position, offering excellent scope for extension or further landscaping (subject to planning permission).

GARAGE: 24'09" x 10'02" A substantial garage space featuring an up and over door, providing excellent storage or potential for conversion into additional living accommodation, subject to the necessary planning consents. (Please check the suitability of this garage for your own vehicle)



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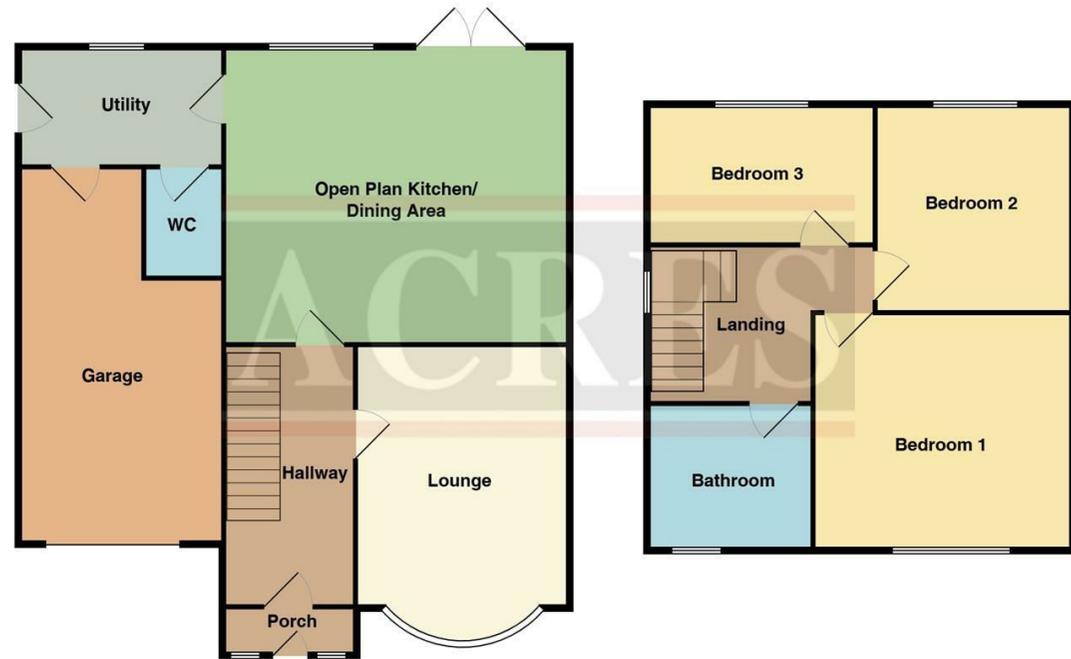
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : C COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		69	81

England & Wales EU Directive 2002/91/EC



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.