



DRAFT

123 Coles Lane, Sutton Coldfield, West Midlands, B72

1N/

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

123 Coles Lane, Sutton Coldfield, West Midlands, B72 1NL

£250,000

Bill Tandy and Company are delighted to offer for sale this two bedroom traditional terraced house, superbly located in the heart of Sutton Coldfield's town centre and located on Coles Lane. The property is an ideal first time purchase or investment and is well located for Sutton Coldfield's array of amenities, and convenient for commuters with train access nearby to Birmingham. The property is offered with the benefit of no upward chain and has lounge with bay window to front, separate dining/sitting room with feature fireplace and stairs to first floor, kitchen with door to garden, ground floor bathroom and two first floor bedrooms. There is parking to the front with an electric car charging point and there is a rear courtyard garden.



LOUNGE

3.83m into bay x 3.10m (12' 7" into bay x 10' 2") approached via the wooden front entrance door and having radiator, double glazed walk-in bay window to front and wooden flooring.

DINING/SITTING ROOM

3.62m plus recess x 3.10m (11' 11" plus recess x 10' 2") currently used as a sitting room but could also be used as a dining room having wooden flooring, radiator, double glazed sash window to rear, stairs to first floor and feature fireplace with slate tiled hearth and inset Clark cast-iron multi fuel burner.

KITCHEN

2.77m x 1.56m (9' 1" x 5' 1") having double glazed window and door to side, slate tiled floor, base cupboards with wooden preparation work top above, wall mounted storage cupboards, inset stainless steel one and a half bowl sink unit, inset Hisense oven, Lamona five ring gas hob with stainless steel splashback and extractor fan above, space for fridge and washing machine and integrated Lamona slimline dishwasher.

BATHROOM

1.74m x 1.60m (5' 9" x 5' 3") having obscure double glazed windows to side, chrome heated towel rail, slate floor, suite comprising vanity unit with tiled surround and inset wash hand basin, low flush W.C. and bath with jet streams, centrally positioned taps, twin headed shower over and tiled surround.

FIRST FLOOR LANDING

having doors leading off to:



BEDROOM ONE

3.64m x 3.10m (11' 11" x 10' 2") having double glazed window to rear, radiator, over stairs store cupboard, wall mounted Baxi boiler and feature fireplace with exposed brick surround, cast-iron fire and surround and mantel.

BEDROOM TWO

3.29m x 3.10m (10' 10" x 10' 2") having double glazed window to front, radiator and feature cast-iron fireplace with mantel.

OUTSIDE

To the front of the property is a driveway providing parking space, an electric vehicle charging point and access to the front entrance door. To the rear is a small courtyard garden with coal bunker, shared gated access to neighbouring properties, paved patio area and shaped lawn set beyond.

COUNCIL TAX

Band B.



FURTHER INFORMATION/SUPPLIERS

Mains drainage and water - South Staffs Water/Severn Trent. Electric and Gas supplier - Octopus Energy. T.V and Broadband – Virgin. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

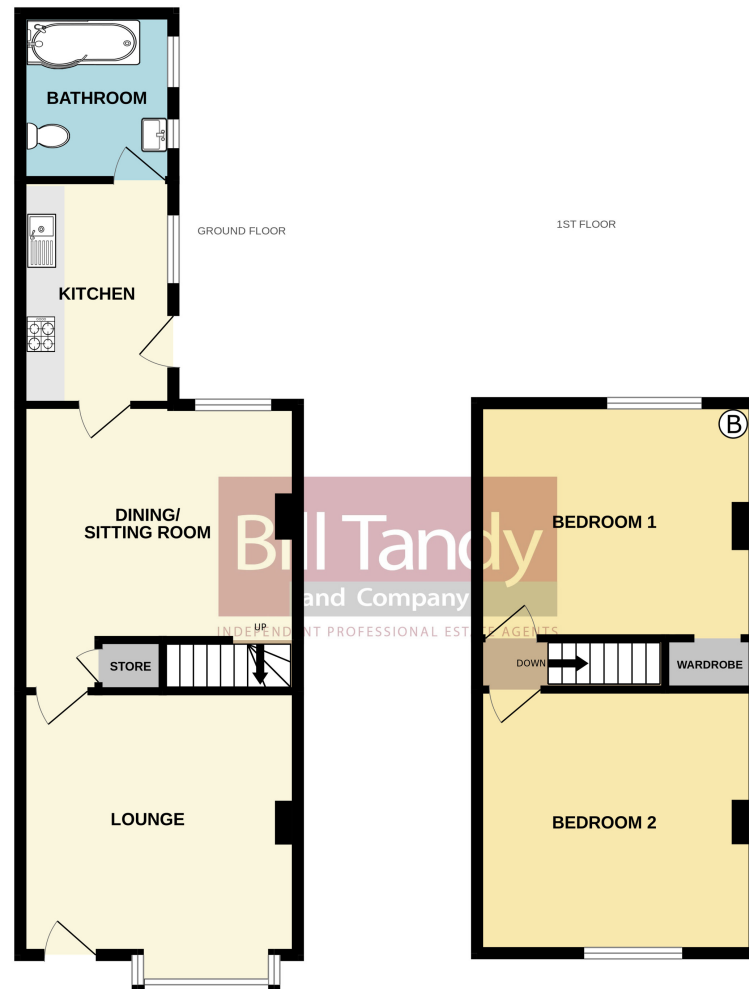
TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



123 COLES LANE, SUTTON COLDFIELD, B72 1NL

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS