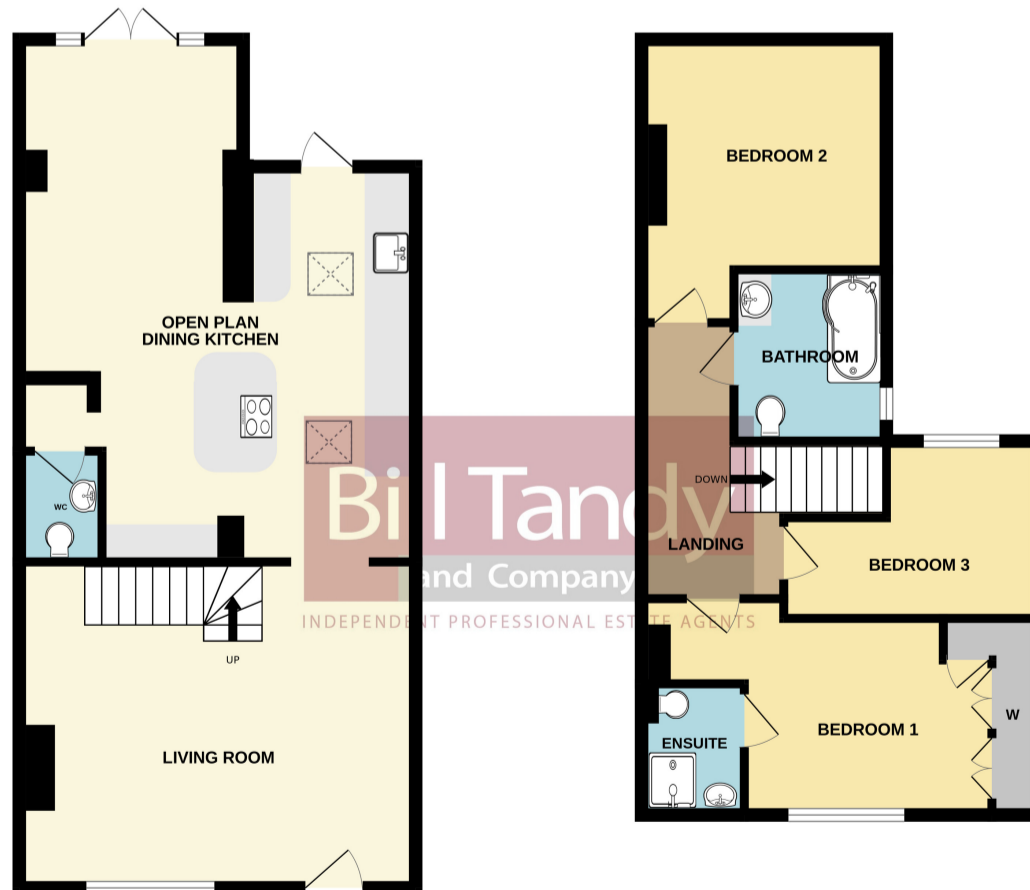




GROUND FLOOR

1ST FLOOR



11 COLES LANE, SUTTON COLDFIELD B72 1NE

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.  
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**11 Coles Lane, Sutton Coldfield,  
West Midlands, B72 1NE**

**£325,000 Freehold**

Beyond this attractive yet modest frontage lies a particularly generous family home in an ideal location close to the very heart of the town centre of Sutton Coldfield. Extended to the rear, the property has been very well designed and presented with a modern fitted kitchen and the clever addition of an en suite to the main bedroom. The two further bedrooms are of a good size, ideal for a family purchaser. The garden has been designed for ease of maintenance, and there is a single garage in a separate block with parking to the front. The property is available with vacant possession and the benefit of no upward chain.



#### **CANOPY PORCH**

having a traditional entrance door opening through to:

#### **VERY SPACIOUS LOUNGE**

5.50m x 5.48m (18' 1" x 18' 0") a superb sized room having a fireplace housing a cast-iron multi fuel burner with timber mantel, double glazed window to front, real wood strip flooring, contemporary style staircase leading off, exposed beam to ceiling, wall light points and opening through to:

#### **STUNNING OPEN PLAN FAMILY DINING KITCHEN**

7.40m max (5.50m min) x 5.50m overall (24' 3" max 18'1" min x 18' 1" overall) a truly attractive room, extended to the rear, with the Kitchen Area being superbly fitted with extensive quartz work tops, base storage cupboards and drawers, further matching wall mounted storage cupboards, built-in electric double oven and grill, butler style enamel sink unit with swan neck mixer tap, twin Velux skylights, central quartz topped island with inset five ring gas hob with extractor hood fitted over and further base storage cupboards with attractive curved end features, wood effect tiled flooring, door to rear garden, space and plumbing for washing machine and tumble dryer and space for fridge/freezer. The Dining Area has double glazed double French doors opening to the rear decked garden seating area, a continuation of the wood effect tiled flooring, low energy downlighters and door to:

#### **FITTED GUESTS CLOAKROOM**

having W.C., wash hand basin and coats store recess.

#### **FIRST FLOOR LANDING**

approached via the contemporary staircase with glass balustrade and having doors leading off to:

#### **BEDROOM ONE**

3.93m x 2.87m (12' 11" x 9' 5") having a bank of fitted wardrobes, double glazed window to front, radiator, laminate flooring and door to:



#### **EN SUITE SHOWER ROOM**

having a corner shower cubicle with thermostatic shower fitment with shower hose and drencher shower, vanity unit with inset wash hand basin and cupboard space below, close coupled W.C., co-ordinated ceramic wall tiling and radiator.

#### **BEDROOM TWO**

3.21m x 3.04m (10' 6" x 10' 0") having UPVC double glazed window to rear, radiator and laminate flooring.

#### **BEDROOM THREE**

3.65m x 2.47m (12' 0" x 8' 1") an 'L' shaped room having double glazed window to rear and being ideal as a child's bedroom.

#### **FAMILY BATHROOM**

having a 'P' shaped bath with curved shower screen and mixer tap with shower attachment, vanity unit with surface mounted wash hand basin, close coupled W.C, ceramic floor and wall tiling, obscure UPVC double glazed window and chrome heated towel rail/radiator.



#### **OUTSIDE**

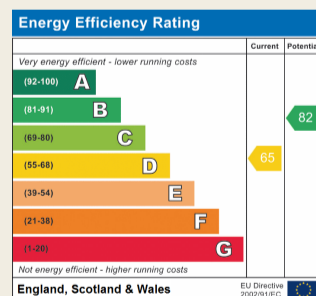
The property is set back from the road with a shared pedestrian approach with a walled frontage and lawned foregarden. To the rear of the property is a garden designed for low maintenance with a decked seating area and steps descending to a further slabbed patio, artificial turf, fenced and walled perimeters and gated access to a right of way to the rear leading to the garage and parking area.

#### **SINGLE GARAGE**

approached via an up and over entrance door and having parking to the front.

#### **COUNCIL TAX**

Band C.



#### **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, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or [fouroaks@billtandy.co.uk](mailto:fouroaks@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.