



36 Lower Queen Street, Sutton Coldfield, West Midlands,  
B72 1RT

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 36 Lower Queen Street, Sutton Coldfield, West Midlands, B72 1RT

# £235,000

\*\* TOWN CENTRE LOCATION - SIPERBLY PRESENTED 2  
BED HOME WITH LONG GARDEN \*\*

Bill Tandy and Company are delighted in offering for sale this town centre traditional terraced property, with an array of facilities available within short walking distance. The property is an ideal first time purchase or investment, and we strongly recommend internal viewings for the property to be fully appreciated. The accommodation briefly comprises front reception room currently used as a dining room, sitting room, updated kitchen, two first floor bedrooms and updated and modern bathroom. One of the distinct features of the property is its superb sized rear garden having a courtyard area located from the kitchen, there is shared gated access for neighbouring properties across the rear, and a rear gate provides access to the long sweeping private garden set beyond.



### THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE

#### DINING ROOM

3.48m max (3.20m min) x 3.35m (11' 5" max 10'6" min x 11' 0") approached via the front entrance door this front reception room is currently used as a dining room and has double glazed window to front, exposed floorboards and radiator.

#### SITTING ROOM

3.40m max x 3.17m max (2.99m min) (11' 2" max x 10' 5" max 9'10") having double glazed window to rear, stairs to first floor accommodation, exposed floorboards and INNER LOBBY providing access to under stairs storage cupboard and archway to:

#### KITCHEN

2.85m x 1.58m max (9' 4" x 5' 2" max) superbly updated and having a range of white high gloss units comprising base cupboards and drawers surmounted by round edge work tops, matching upstand splashback surround, wall mounted cupboards, inset sink unit, oven and four ring gas hob with extractor fan above, spaces ideal for washing machine and fridge/freezer, double glazed window to side and door to garden.

#### FIRST FLOOR LANDING

having doors leading off to:

#### BEDROOM ONE

3.40m max (3.20m min) x 3.33m max (11' 2" max 10'6" min x 10' 11" max) having two double glazed windows to front, radiator and useful over stairs wardrobe.

#### BEDROOM TWO

2.32m x 2.09m (7' 7" x 6' 10") having double glazed window to rear.



#### BATHROOM

2.69m x 1.51m (8' 10" x 4' 11") this superbly updated bathroom has airing cupboard, window to rear and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. 'L' shaped shower bath with screen and twin headed shower appliance over.

#### OUTSIDE

One of the distinct features of the property is its generous long sweeping rear garden. There is a paved courtyard providing an area for seating and useful gated access set beyond. The main part of the garden has a gravelled area, shared gated access for neighbouring properties, further garden beyond with shaped lawn, vegetable patches, further paved patio and garden shed. There is no private parking for the property.

#### COUNCIL TAX

Band B.



## FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Broadband connected.

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.

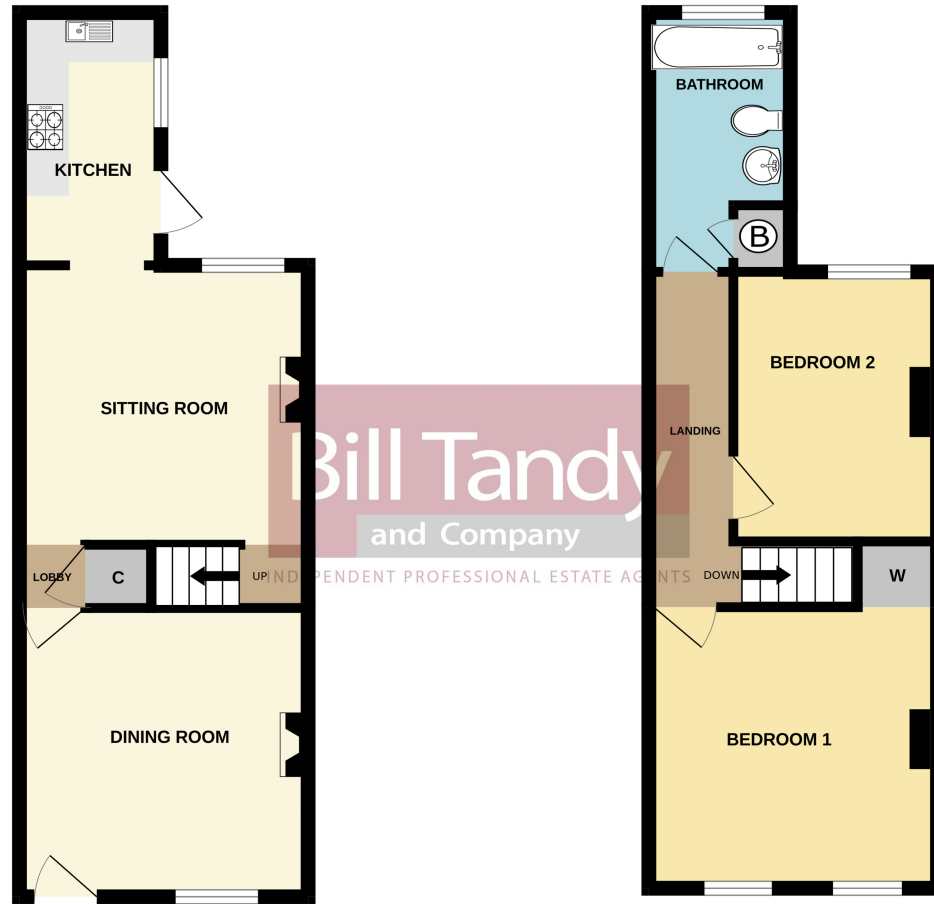
## VIEWING

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](mailto: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.

GROUND FLOOR

1ST FLOOR



36, LOWER QUEEN STREET, SUTTON COLDFIELD, B72 1RT

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](http://www.billtandy.co.uk)



**Bill Tandy**  
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS