

# ROYSTON & LUND



## Carhampton Road, Sutton Coldfield

£259,950

- Two Spacious Double Bedrooms
- Great Size Plot
- Shower Room
- EPC Rating - D / Council Tax Band - B
- End-of-Terrace
- New Kitchen with Integrated Appliances
- Plenty of Off-Road Parking
- \*No Upward Chain\*
- Inviting Living Room with Bay Window and Electric Fireplace
- Freehold Property

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# 11 Carhampton Road, Sutton Coldfield B75 7PL

\*\*\*No Upward Chain

This two-bedroom end-terrace home offers a striking and contemporary open-plan layout on the ground floor. The brand-new kitchen is fitted with integrated appliances including a four-ring gas hob, oven, fridge, and separate freezer, with plumbing in place for a washing machine. The living area features a stylish electric fireplace and a characterful bay window, creating a warm and inviting space to relax.

Upstairs, there are two well-proportioned double bedrooms. The larger bedroom benefits from fitted sliding wardrobes, offering excellent storage. A shower room completes this floor.

Outside, the rear garden is a smart blend of paving and turf, enclosed with fencing and hedging for privacy. Detached storage spaces and an external WC add useful convenience. Side access is available via a gate, with an additional gate allowing vehicles to access parking at the rear.

To the front, a long driveway provides ample parking for multiple vehicles, complemented by a well-maintained lawn area with a variety of shrubs enhancing the boundary.

This property benefits from a strong range of local amenities. Nearby schools include New Hall Primary School and Fairfax School, a well-regarded secondary. The area offers very good road links, with easy access to the A38 and the M6, making it straightforward to get around locally or head out to the motorway network.

Local green spaces such as New Hall Valley Country Park and the expansive Sutton Park are also within easy reach. Public transport is also accessible: Sutton Coldfield train station is just over 2 km away.



Council Tax Band: B









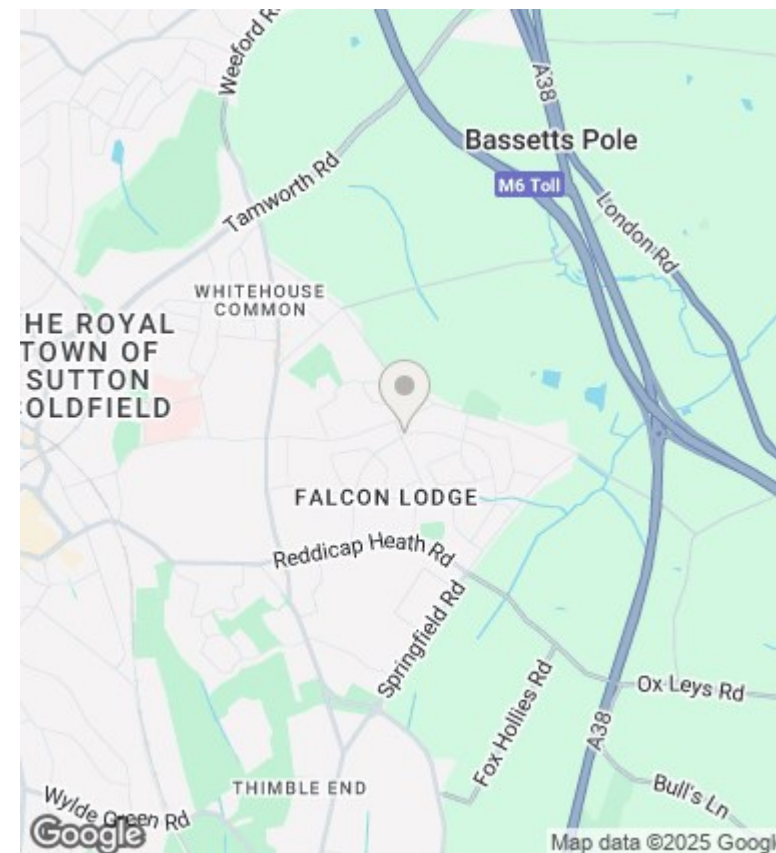
Total area: approx. 82.3 sq. metres (885.6 sq. feet)

## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	