



Longmoor Road,
Sutton Coldfield, B73 6UA

Offers Over £350,000

Welcome to Longmoor Road, a popular and highly desirable location with excellent access to local schooling (catchments should be checked), local amenities, transport links and Royal Sutton Park.

This vastly extended home is beautifully presented throughout with accommodation comprising welcoming reception hallway, dual aspect through lounge, and ground floor guest wc.

An open plan, family orientated kitchen which offers immediate 'WOW' factor and is a key feature of this sublime family home. Being individually designed and features areas for cooking, dining and relaxing. The kitchen boasts a range of matching contemporary wall, drawer and base level units, and matching feature island.

On the first floor there are three bedrooms and family bathroom.

Outside is a multi - vehicle driveway with access to garage and to the rear is well manicured rear garden with decked patio area, further patio area to the rear of the garden, being laid mainly to lawn with enclosed fenced boundaries.

Internal viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: gas, electric, water and drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464 or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Hallway

Through Lounge 25' 1" max x 10' 4" max
(7.64m x 3.15m)

Guest WC 4' 2" x 5' 4"
(1.27m x 1.62m)

Extended Kitchen Breakfast Room 21' 1" x 14' 5"
(6.42m x 4.39m)

Dining Area 8' 3" x 8' 4"
(2.51m x 2.54m)

First Floor Accommodation

Bedroom One 13' 8" max x 10' 3" max
(4.16m x 3.12m)

Bedroom Two 11' 1" max x 10' 6" max
(3.38m x 3.20m)

Bedroom Three 7' 1" x 6' 0"
(2.16m x 1.83m)

Family Bathroom 7' 2" x 5' 4"
(2.18m x 1.62m)

Garage 14' 8" x 8' 8"
(4.47m x 2.64m)

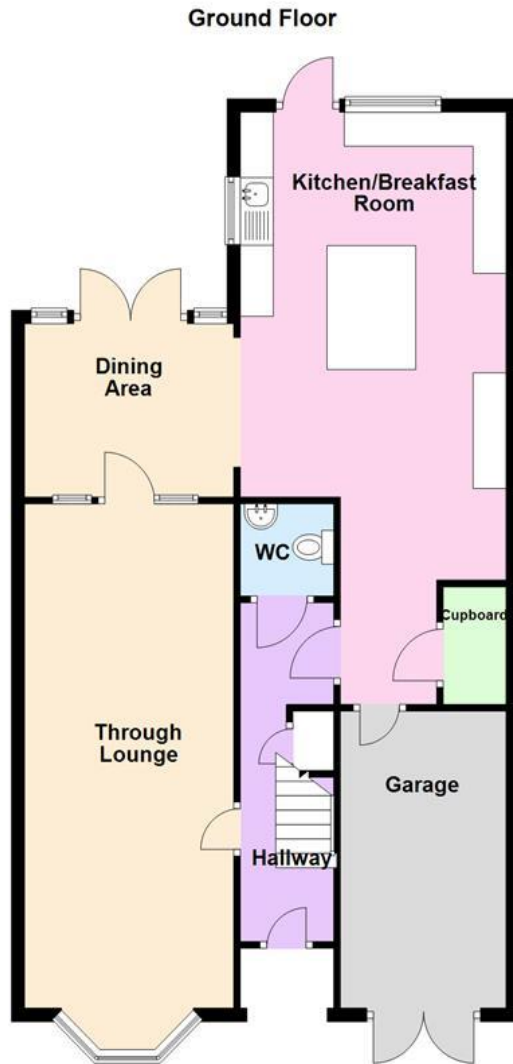






Floor Plan

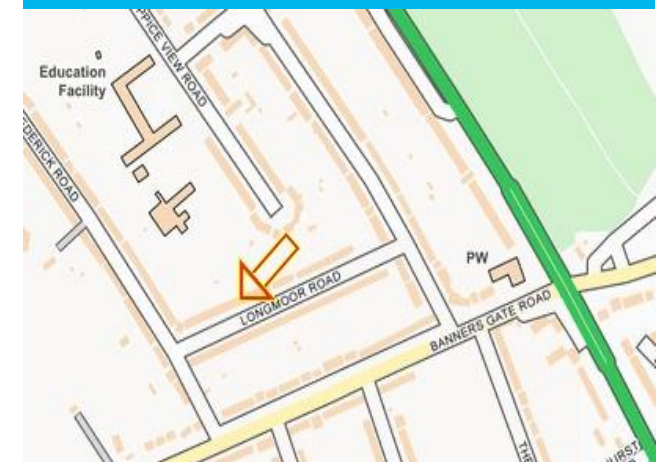
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

NEW INSTRUCTION
AWAITING
ENERGY
PERFORMANCE
CERTIFICATE

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 14TH March 2023