



Sutton Oak Road,  
Sutton Coldfield, B73 6TL

**Offers Over £320,000**

Welcome to Sutton Oak Road, a popular and highly sought after location, well positioned for Royal Sutton Park, transport links and local amenities.

Set back from the road behind a block paved driveway with low level wall leading to side entry, garage and porch.

Upon entering this spacious family home, there is a welcoming reception hallway with stairs to first floor and doors off to the following accommodation.

There is a wonderful dual aspect lounge/dining with views to fore and rear garden, a thoughtfully fitted kitchen with a range of wall and base level units and side entry with utility space. On the first floor there is a spacious landing area, three double bedrooms and a well-appointed family bathroom with a suite comprising pedestal hand wash basin, panelled bath and shower cubicle with shower over, and separate wc.

Outside the property is an impressive rear garden with patio area, being laid mainly to lawn with enclosed fenced boundaries.

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 to Birmingham City Council.

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](mailto:Streetly@paulcarrestateagents.co.uk)



**Dining Area**

**11' 7" x 10' 4" (3.53m x 3.15m)**

**Lounge Area**

**13' 9" x 10' 4" (4.19m x 3.15m)**

**Fitted Kitchen**

**7' 7" x 10' 4" (2.31m x 3.15m)**

**Utility Room/Side Entry**

**First Floor Landing**

**Bedroom 1**

**11' 10" x 10' 4" (3.60m x 3.15m)**

**Bedroom 2**

**10' 11" x 10' 3" (3.32m x 3.12m)**

**Bedroom 3**

**8' 5" x 12' 5" (2.56m x 3.78m)**

**Bathroom**

**7' 11" x 7' 1" (2.41m x 2.16m)**

**WC**

**5' 2" x 2' 11" (1.57m x 0.89m)**

**Outside**

**Garage**

**15' 9" x 8' 8" (4.80m x 2.64m)**





# Floor Plan

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

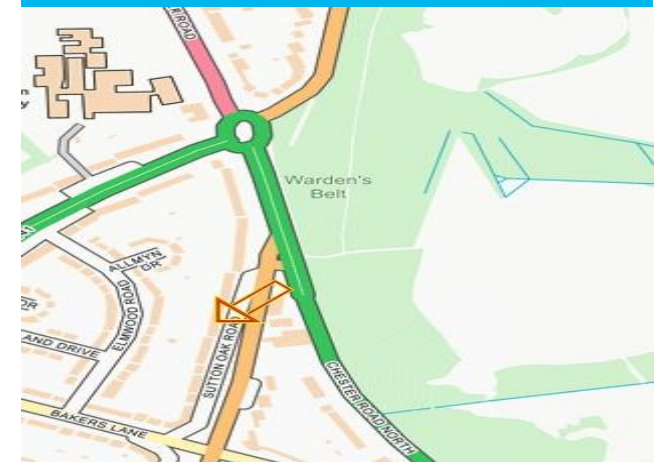


Total area: approx. 0.0 sq. metres

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

## 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: 08/07/2024