



Westwood Road,  
Sutton Coldfield, B73 6UQ

**£339,995**



Paul Carr Estate Agents are delighted to bring to market this well presented and extended three bedroom semi-detached family home, being positioned in a popular location with access to local schooling (catchments should be checked), transport links, local amenities and Royal Sutton Park.

In brief the accommodation on the ground floor comprises entrance hall, lounge, dining area, extended kitchen/diner and shower room.

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

Outside the property benefits from off road parking, side garage which offers further potential to extend (subject to all relevant permissions being obtained) and rear garden.

No upward chain!

Tenure: We can confirm the property is Freehold.

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

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)



### Entrance Hallway

Lounge 13' 4" max x 11' 5" max (4.06m x 3.48m)

Dining Area 11' 4" max x 11' 4" max (3.45m x 3.45m)

Kitchen/Diner 7' 4" max x 19' 7" max (2.23m x 5.96m)

Utility Area 6' 4" x 7' 10" (1.93m x 2.39m)

Shower Room 10' 0" x 3' 1" (3.05m x 0.94m)

### First Floor Landing

Bedroom 1 13' 4" max x 11' 8" max (4.06m x 3.55m)

Bedroom 2 11' 3" max x 10' 0" max (3.43m x 3.05m)

Bedroom 3 6' 8" x 6' 0" (2.03m x 1.83m)

Family Bathroom 7' 9" x 5' 11" (2.36m x 1.80m)







# Floor Plan

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



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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: 28th September 2024