



Longmoor Road,  
Sutton Coldfield, B73 6UB

**Offers Over £480,000**



If you are looking for a property that offers space for the whole family, then this should be at the very top of your viewing list!

Welcome to Longmoor Road, an impressive and spacious four/five bedroom extended semi detached family home, situated in a popular location within Sutton Coldfield. The ground floor of the property comprises a porch leading to the entrance hallway, an open plan fitted kitchen/dining/family room with partial underfloor heating, opening into cosy lounge, a garage conversion into a second reception room, home office, utility room, WC and conservatory.

The first floor has three double bedrooms, with the master bedroom having an en suite shower room, a modern fitted family bathroom and a further single bedroom currently being used as a dressing room. The loft space has also been converted to a bedroom and en suite shower room.

To the front of the property is a multi-car driveway providing off road parking and to the rear is a south east facing garden having a decking area, mainly lawned with mature shrubbery and fence borders.

Internal viewing is highly recommended to fully appreciate the size and space this property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/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)







## Ground Floor

### Porch

Entrance Hall 14' 2" x 5' 4" (4.31m x 1.62m)

Lounge 12' 4" (into bay) x 10' 5" (3.76m x 3.17m)

Open Plan Kitchen/Dining/Family Room 21' 6" (max) x 16' 6" (max) (6.55m x 5.03m)

Reception Room 16' 7" x 7' 7" (5.05m x 2.31m)

Office 23' 10" (max) x 7' 4" (max) (7.26m x 2.23m)

Utility Room 7' 2" x 5' 11" (2.18m x 1.80m)

Conservatory 7' 2" x 7' 1" (2.18m x 2.16m)

## First Floor

### First Floor Landing

Bedroom One 17' 5" (max) x 8' 0" (5.30m x 2.44m)

En-suite 7' 8" x 3' 9" (2.34m x 1.14m)

Bedroom Two 12' 10" (into bay) x 10' 3" (3.91m x 3.12m)

Bedroom Three 10' 10" x 10' 4" (3.30m x 3.15m)

Bedroom Five/Dressing Room 6' 10" x 5' 10" (2.08m x 1.78m)

Bathroom 5' 3" x 5' 11" (1.60m x 1.80m)

## Second Floor

Bedroom Four 16' 7" (max) x 12' 1" (max) (5.05m x 3.68m)

En-suite 6' 11" x 3' 11" (2.11m x 1.19m)











# Floor Plan

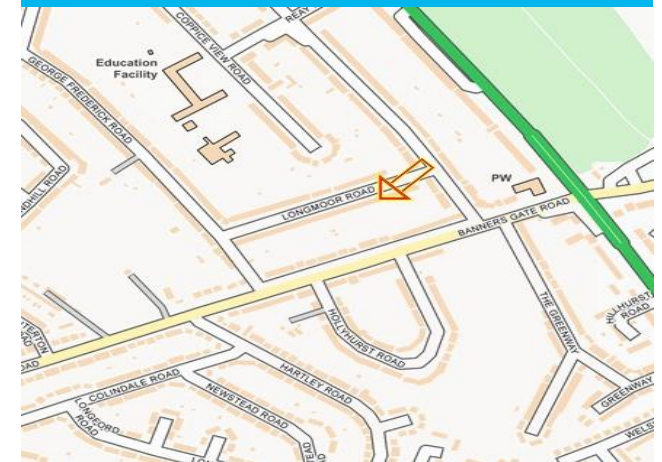
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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: 7th October 2024