



Sutton Oak Road,
Sutton Coldfield, B73 6TL

Offers Over £350,000

Paul Carr Estate Agents are delighted to present this beautifully maintained and thoughtfully improved three-bedroom semi-detached family home, ideally situated in a highly sought-after area of Sutton Coldfield within close proximity of Royal Sutton Park.

Perfectly positioned for access to well-regarded local schools (subject to catchment checks), a range of amenities, and excellent transport links, this spacious home offers both comfort and convenience.

The property is set back from the road and approached via a generous multi-vehicle driveway leading to a garage and a welcoming entrance hallway. Inside, the home offers a well-proportioned layout ideal for modern family living.

The lounge opens seamlessly into a dining area, which in turn features bi-fold doors leading to the bright and airy conservatory, creating a wonderful flow of natural light and space.

The kitchen is fitted with a range of wall, base, and drawer units, complete with work surfaces providing ample storage and functionality.

Upstairs, there are three double bedrooms, with the master bedroom benefiting from a private en-suite WC with hand wash basin. The modern family shower room includes a low-flush WC, wash basin, and a corner shower cubicle, all finished with contemporary tiling. Additional features include a boarded loft space accessed via a pull-down ladder, featuring a skylight to the rear—offering flexible use as a storage or hobby area.

Outside, the family-friendly rear garden features a patio area perfect for entertaining, a lawned area with mature plants, and hedged borders for added privacy.

The garage offers both a front access door and a side entrance for convenience.

Internal viewing is highly recommended to fully appreciate the space, finish, and excellent location of this impressive home.

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: Mains electric, gas, 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

Lounge 14' 0" max x 10' 2" max
(4.26m x 3.10m)

Dining Room 11' 3" max x 10' 2" max
(3.43m x 3.10m)

Conservatory 9' 3" x 11' 2"
(2.82m x 3.40m)

Fitted Kitchen 9' 9" x 8' 1"
(2.97m x 2.46m)

First Floor Accommodation

Bedroom One 11' 8" x 10' 1"
(3.55m x 3.07m)

En-Suite WC 4' 7" x 2' 7"
(1.40m x 0.79m)

Bedroom Two 12' 1" x 10' 1" into wardrobes
(3.68m x 3.07m)

Bedroom Three 12' 5" max x 9' 0" max
(3.78m x 2.74m)

Shower Room 10' 5" max x 7' 7" max
(3.17m x 2.31m)

Outside

Garage 16' 0" x 8' 8"
(4.87m x 2.64m)





Floor Plan

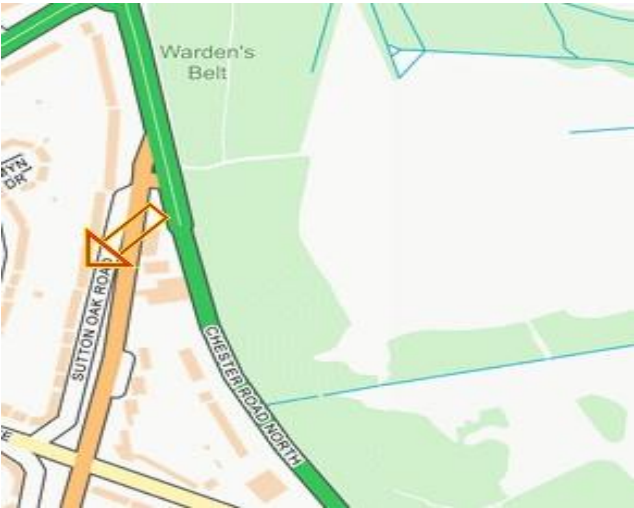
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	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: 14th June 2025