



Westwood Road,
Sutton Coldfield, B73 6UG

£400,000

***** A THREE BEDROOM DETACHED FAMILY HOME LOCATED ON A POPULAR RESIDENTIAL ROAD IN SUTTON COLDFIELD *****

Situated in a sought-after Sutton Coldfield location, this spacious three-bedroom detached property offers an excellent opportunity for families looking to settle close to reputable local schools, the beautiful Sutton Park, and a range of amenities including the popular Princess Alice Retail Park.

The home is attractively set back from the road and approached via a block-paved driveway accompanied by a neat front garden, providing both kerb appeal and convenient off-road parking. Internally, the property boasts a well-planned layout. The welcoming entrance hall leads into a comfortable lounge, a separate dining room, and a well-appointed kitchen. Additional living space includes a versatile sitting room, a bright and airy conservatory, and a practical ground-floor shower room, ideal for busy family life. To the first floor, a generous landing gives access to three double bedrooms, each offering ample space and natural light, along with a family bathroom.

A standout feature of this home is the impressive rear garden. Exceptionally spacious, it features a paved patio area perfect for outdoor dining, an extensive lawn, and mature shrubbery with fenced border surrounds, creating a private and inviting outdoor retreat.

With its generous proportions, excellent location, and fantastic potential, internal viewing is highly recommended to fully appreciate everything this superb family home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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



Accommodation

Entrance Hall

Lounge

16' 2" x 10' 7" (4.92m x 3.22m)

Dining Room

13' 7" (into bay) x 10' 7" (4.14m x 3.22m)

Kitchen

12' 5" x 8' 7" (3.78m x 2.61m)

Sitting Room

17' 10" x 7' 1" (max) (5.43m x 2.16m)

Ground Floor Shower Room

8' 0" (max) x 5' 2" (max) (2.44m x 1.57m)

Garage

15' 0" x 7' 0" (4.57m x 2.13m)

First Floor Landing

Bedroom One

13' 7" (into bay) x 10' 6" (4.14m x 3.20m)

Bedroom Two

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom Three

7' 10" x 11' 11" (2.39m x 3.63m)

Bathroom

7' 10" x 6' 9" (2.39m x 2.06m)





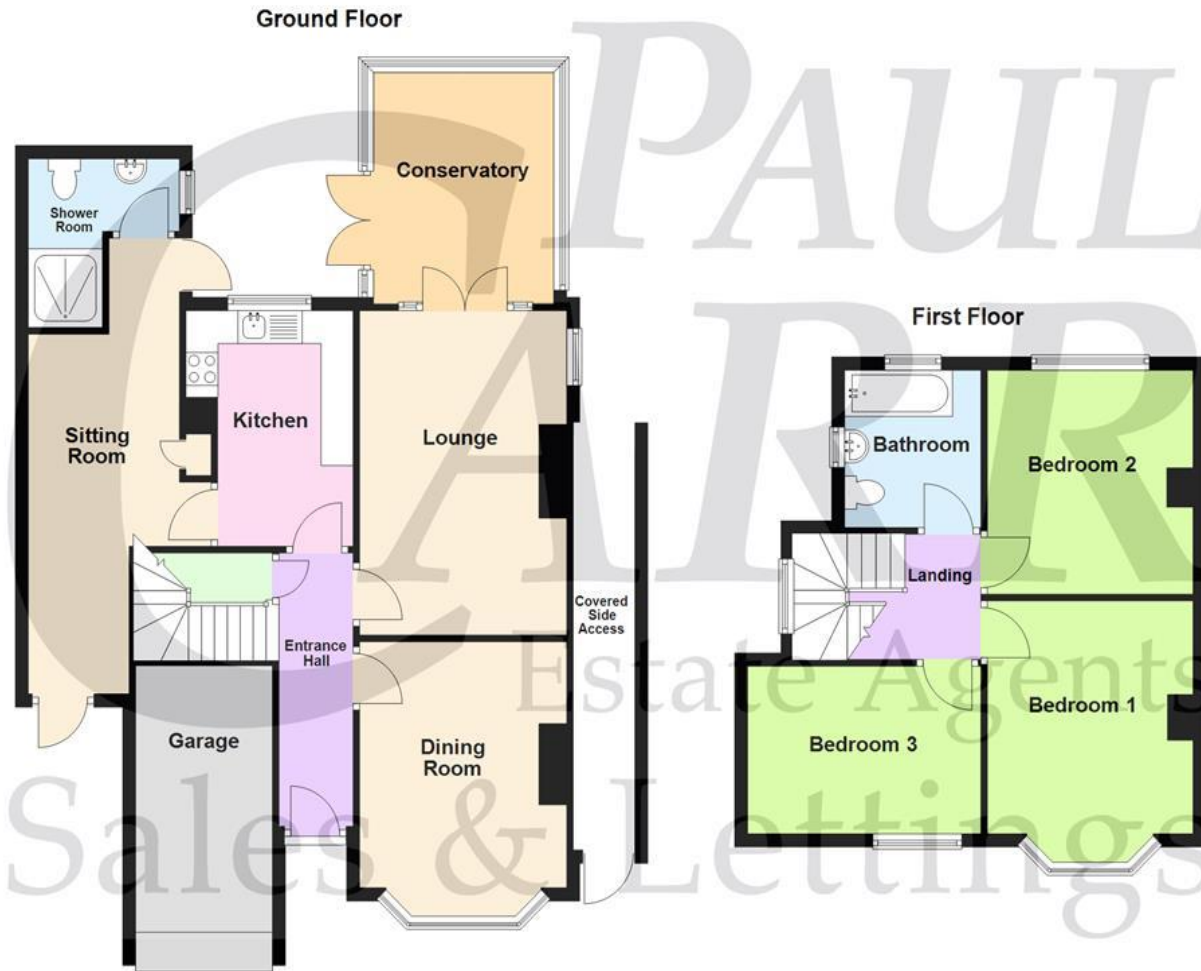


Floor Plan

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

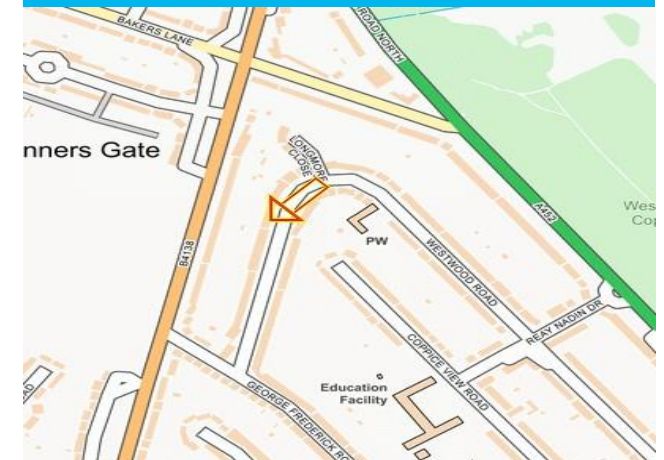
Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

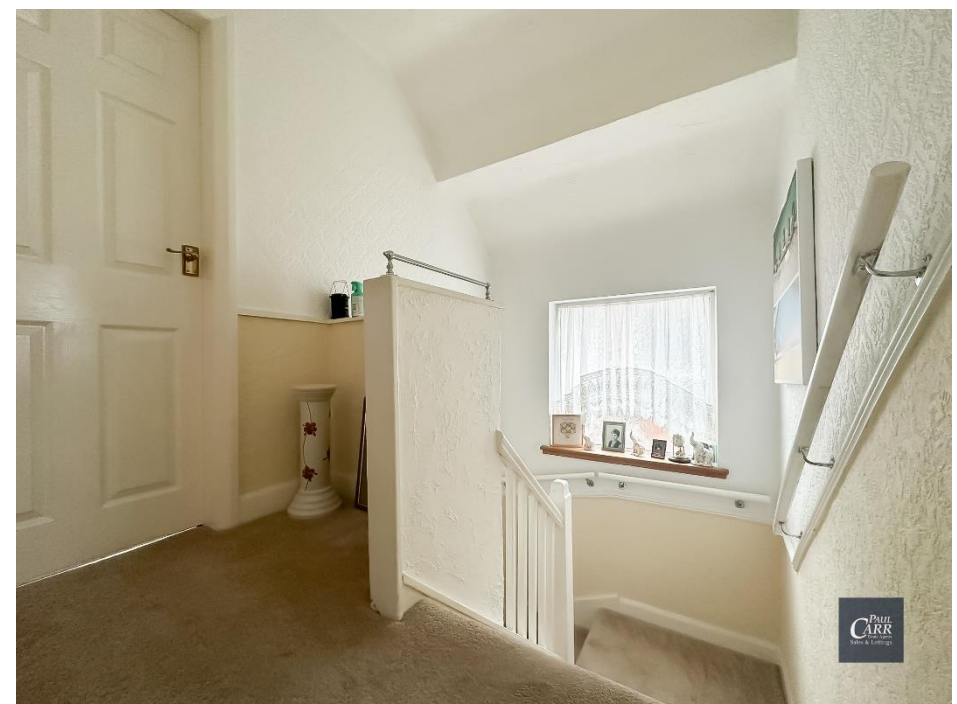


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Plan produced using PlanUp.

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: 1st December 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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