



Bakers Lane,  
Sutton Coldfield, B73 6XA

Offers in the Region Of £460,000

**\*\*\* A SPACIOUS FOUR BEDROOM SEMI DETACHED FAMILY HOME LOCATED WITHIN CLOSE PROXIMITY TO SUTTON PARK \*\*\***  
**\*\*\* INTERNAL VIEWING HIGHLY RECOMMENDED \*\*\***

Set within a highly desirable location on Bakers Lane, this beautifully presented four-bedroom semi-detached family home offers spacious and versatile living accommodation, ideally situated within walking distance of Sutton Park's 2,400-acre National Nature Reserve, highly regarded local schools, and excellent transport links and amenities.

Internally, the property opens with a welcoming and generously sized entrance hallway, giving access to a bright and airy front lounge featuring a large bay window, perfect for relaxing and entertaining. The heart of the home is the stunning open-plan kitchen/dining area, stylishly finished and complete with a unique built-in restaurant-style dining booth that overlooks the well-maintained rear garden, ideal for family meals and gatherings. A separate utility room provides added practicality, completing the ground floor.

To the first floor are three well-proportioned bedrooms, including two spacious doubles, and a third bedroom with a study area and a plumbed room ready to be converted into an additional bathroom, offering superb potential. A luxury four-piece family bathroom finishes the first-floor accommodation to an exceptional standard. A further staircase leads to the second floor, where you'll find a large fourth bedroom with ample natural light and excellent storage options, making it a perfect retreat or guest suite.

Externally, the property boasts a block-paved driveway with ample off-road parking and access to a garage. The large, private, south-west facing rear garden is a standout feature, offering a patio area for entertaining, a generous lawn, and mature shrubbery with secure fencing for added privacy.

**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)**



## Accommodation

### **Entrance Hall**

17' 4" x 6' 8" (5.28m x 2.03m)

### **Lounge**

18' 7" (into bay) x 10' 10" (5.66m x 3.30m)

### **Kitchen/Dining Room**

26' 8" (max) x 17' 5" (max) (8.12m x 5.30m)

### **Utility Room**

5' 1" x 5' 1" (1.55m x 1.55m)

### **Garage**

14' 11" x 8' 1" (4.54m x 2.46m)

### **First Floor Landing**

#### **Bedroom One**

18' 5" (into bay) x 11' 1" (5.61m x 3.38m)

#### **Bedroom Three**

17' 2" (into bay) x 11' 2" (5.23m x 3.40m)

#### **Bedroom Four**

10' 1" x 6' 7" (3.07m x 2.01m)

#### **Study Area**

10' 3" x 8' 0" (3.12m x 2.44m)

#### **Shower Room (not finished)**

8' 0" x 5' 3" (2.44m x 1.60m)

#### **Family Bathroom**

8' 6" x 8' 10" (2.59m x 2.69m)

### **Second Floor Landing**

#### **Bedroom Two**

16' 9" x 9' 11" (5.10m x 3.02m)

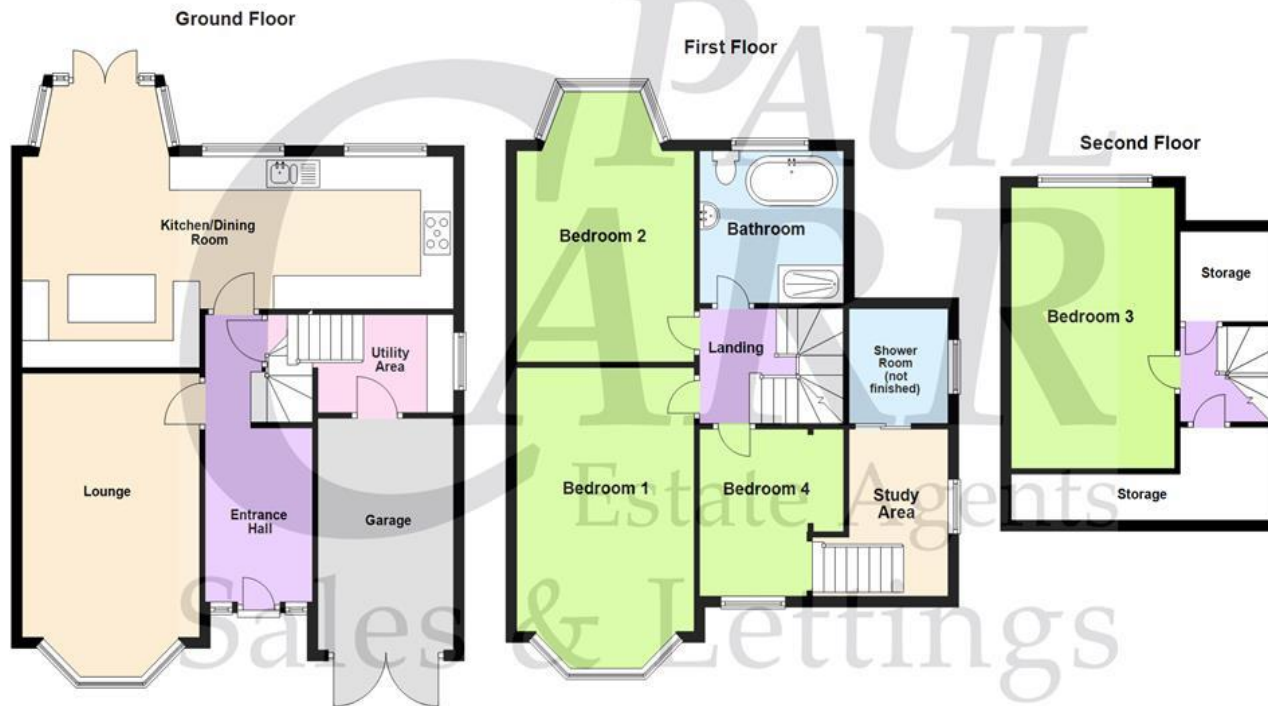






# Floor Plan

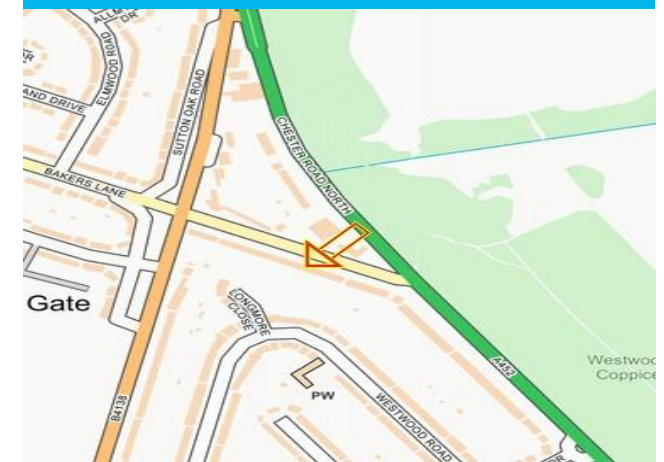
This floor plan is not drawn to scale and is for illustration purposes only

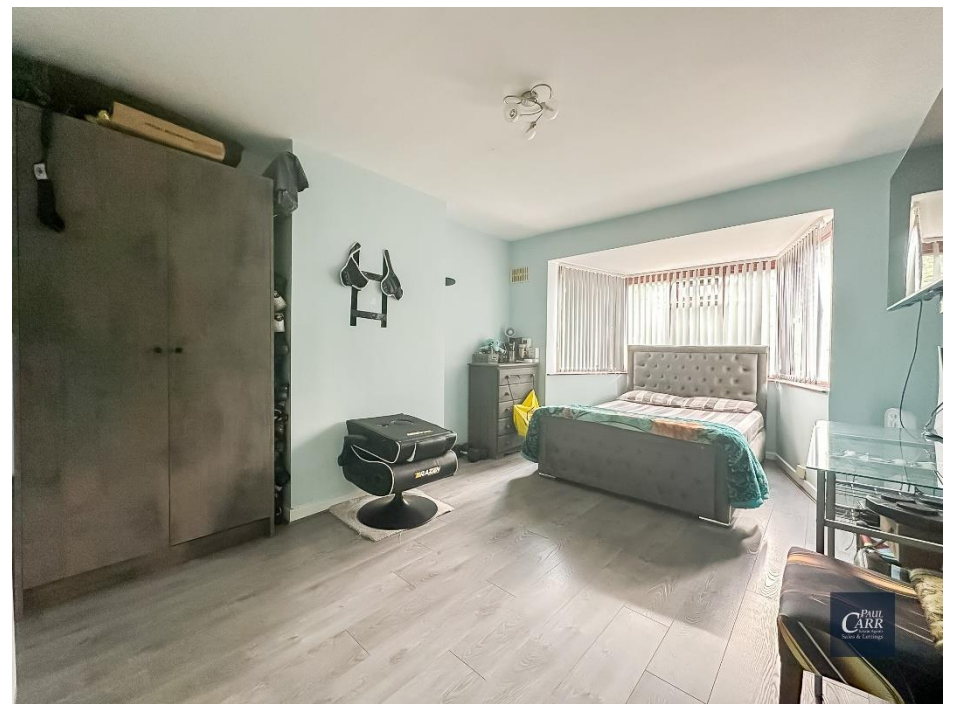


## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 55 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: