



Birmingham Road,
Sutton Coldfield, B72 1DL

£800,000

- Modern Style Extended Detached Property
 - Five First Floor Bedrooms
 - Additional Ground Floor Annex
 - Three Shower Rooms
- Generous Lounge with Inglenook Fireplace
 - Dining Room and Separate Family Room
 - Kitchen Extension with Garden Room Off
 - No Onward Chain

This superbly proportioned conveniently located five/six bed detached property is ideally situated for many desirable amenities including superior transport links both road and rail sought after schools and shops. Accessed via a welcoming hall the accommodation on offer includes a generous lounge with inglenook fireplace, separate dining room, family room, kitchen and garden room with three shower room and a ground floor annex/sixth bedroom. Offering the advantage of no onward chain along with a well proportioned drive and superb mature rear garden it must be viewed at the earliest opportunity to avoid disappointment.

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 and Mains Drainage .

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Hall

Kitchen 5.97m (19'7") x 3.31m (10'10") max

Lounge 5.45m (17'11") x 3.66m (12')

Dining Room 3.62m (11'10") x 2.26m (7'5")

Family Room 3.66m (12') x 3.52m (11'7")

Garden Room

Annex Bedroom 5.09m (16'8") x 1.86m (6'1")

Annex Room

Shower Room

Shower Room

Landing

Bedroom 3 3.66m (12') x 3.07m (10'1")

Bedroom 5 3.66m (12') x 2.31m (7'7")

Bedroom 2 3.66m (12') x 3.62m (11'10")

Shower Room

Inner Hallway

Bedroom 4 3.53m (11'7") x 2.94m (9'8")

Bedroom 1 5.36m (17'7") x 3.94m (12'11")

Garage





Floor Plan

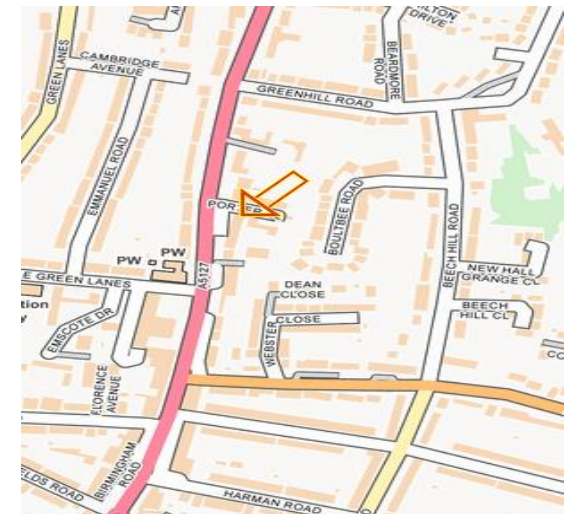
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 79 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: 15th March 2024