



Carnwath Road,
Sutton Coldfield, B73 6JP

Offers in the Region Of £695,000

- **Superbly Located Extended Character Property**
 - **Three/Four Bedrooms**
- **Excellent Breakfast Kitchen with Pantry**
 - **Separate Utility Room**
 - **Guest Cloakroom**
- **Separate Lounge and Dining Room**
- **Well Proportioned Multi-Functional Detached Garden Room with Power**
 - **Close Proximity to Sutton Park**

This superbly located well proportioned extended characterful three/four bed detached property offers an excellent opportunity for buyers being ideally situated on this coveted and desirable road set close to Sutton Park and nearby Boldmere High Street. The accommodation on offer is accessed via an enclosed porch which leads to a most welcoming hall with cloak store and guest cloakroom off with doors leading to a generous lounge, separate dining room, breakfast kitchen with pantry and utility. Outside a well proportioned driveway provides garage access and off road parking whilst the excellent mature rear garden benefits from a spacious patio and enjoys an all weather multi-functional garden room with power and light. An early viewing is essential in order to fully appreciate the opportunity on offer and 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



Porch

Hall

Lounge 7.18m (23'7") x 3.60m (11'10")

Dining Room 4.56m (15') x 3.40m (11'2")

Breakfast Kitchen 7.18m (23'7") x 3.71m (12'2")

Pantry 1.57m (5'2") x 1.15m (3'9")

Utility Room 3.98m (13'1") x 1.66m (5'5")

WC

Store

Landing

Bedroom 1 4.74m (15'6") x 3.40m (11'2")

Bedroom 2 4.24m (13'11") x 3.60m (11'10")

Bedroom 3 2.72m (8'11") x 2.54m (8'4")

Bedroom 4 2.74m (9') x 1.48m (4'10")

Bathroom 3.29m (10'9") x 1.62m

Detached Garden Room 6.40m (21') x 5.36m (17'7")

Garage 5.05m (16'7") x 2.53m (8'4")





Floor Plan

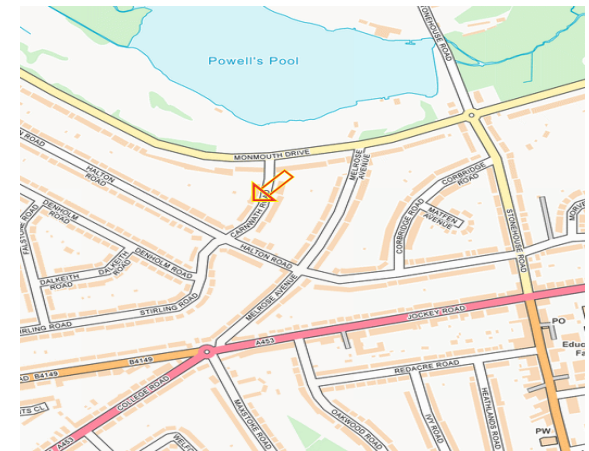
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

New Instruction
Awaiting EPC

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: 19th March 2024