



Thomas De Beauchamp Lane,
Sutton Coldfield, B73 6DF

£715,000

- SUPERBLY LOCATED DETACHED EXECUTIVE HOME
- DESIRABLE CUL-DE-SAC LOCATION CLOSE TO SUTTON TOWN CENTRE AND SUTTON PARK
 - FOUR WELL PROPORTIONED BEDROOMS
- FAMILY BATHROOM AND TWO EN-SUITE SHOWER ROOMS
 - EXCELLENT LOUNGE WITH PLANTATION SHUTTERS
- CONTEMPORARY FAMILY DINING KITCHEN WITH ISLAND
 - UTILITY ROOM AND GUEST CLOAKROOM
 - GARAGE AND OFF ROAD PARKING
- EXCELLENT LOCAL AMENITIES AND SCHOOLS NEARBY

This superbly appointed four double bed detached executive home occupies a much coveted and sought after cul-de-sac location set within close proximity of Sutton town centre and park close to many desirable schools, shops and amenities. Offering the advantage of no onward chain the contemporary accommodation on offer includes a lounge, dining kitchen with island, utility room and guest cloakroom. To the first floor there is a family bathroom and two en-suite shower rooms with fitted wardrobes to the master bedroom along with plantation shutters to the bedrooms and lounge. Outside a driveway provides off road parking and garage access whilst a secure gate leads to the attractive lawned garden and patio.

Tenure: We can confirm the property is Freehold. Council Tax Band: E
We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas, Electricity, 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

Lounge 4.19m (13'9") x 3.15m (10'4")

Dining Kitchen 5.24m (17'2") x 4.68m (15'4")

Utility Room 1.95m (6'5") x 1.79m (5'11")

Store

WC

Landing

Bathroom

Bedroom 1 4.79m (15'9") x 3.33m (10'11") plus
0.09m (0'3") x 0.09m (0'3")

En-suite Shower Room

Bedroom 2 3.48m (11'5") x 2.27m (7'5")

En-suite Shower Room

A/C

Bedroom 4 3.58m (11'9") x 2.92m (9'7")

Bedroom 3 3.06m (10'1") x 3.01m (9'10")

Garage





Floor Plan

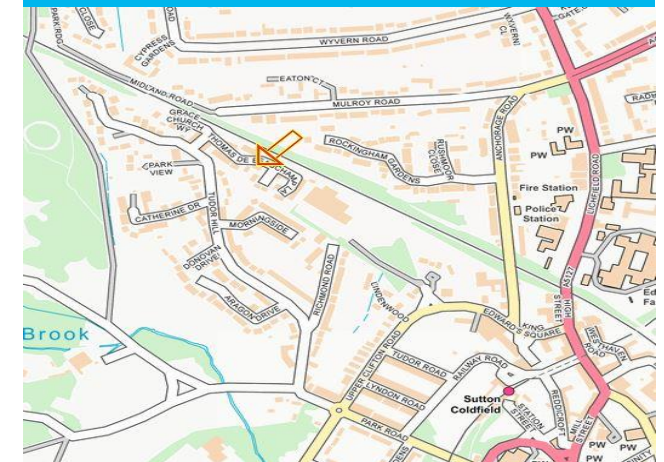
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	91 B
69-80	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: 1st May 2024