



Woodland Rise,
Sutton Coldfield, B73 6EL

£510,000

- **SUPERBLY LOCATED, BEAUTIFULLY PRESENTED DETACHED PROPERTY**
 - **FOUR WELL PROPORTIONED BEDROOMS**
 - **SEPARATE LOUNGE AND DINING ROOM**
 - **MODERN STYLE FITTED KITCHEN**
 - **PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY**
 - **GUEST CLOAKROOM AND MODERN SHOWER ROOM**
 - **CLOSE PROXIMITY TO TOWN CENTRE**

This superbly located well presented modern style detached home is ideally situated on the outskirts of Sutton town centre within close proximity of many popular shops, schools and transport links along with nearby Sutton Park and leisure centre. The excellent accommodation on offer is entered via an enclosed porch and welcoming hall with doors leading off to separate reception rooms a guest cloakroom and fitted kitchen. To the first floor there are four well proportioned bedrooms and a modern re-fitted shower room. Outside a driveway provides off road parking and garage access whilst a secure side gate leads to the attractive and private tiered garden and patio.

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: .

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

or via Suttoncoldfield@paulcarrestateagents.co.uk



Porch

Hall

Lounge 3.90m (12'10") x 3.76m (12'4")

**Dining Room 4.68m (15'4") x 2.73m (8'11")
max**

Kitchen 2.84m (9'4") x 2.59m (8'6")

WC

Landing

**Bedroom 1 4.92m (16'2") x 2.95m (9'8") plus
1.54m (5'1") x 1.54m (5'1")**

**Bedroom 2 4.68m (15'4") x 2.69m (8'10")
max plus 1.54m (5'1") x 1.54m (5'1")**

Bedroom 3 3.68m (12'1") x 2.84m (9'4")

Bedroom 4 2.97m (9'9") x 2.38m (7'10")

Shower Room

Garage





Floor Plan

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

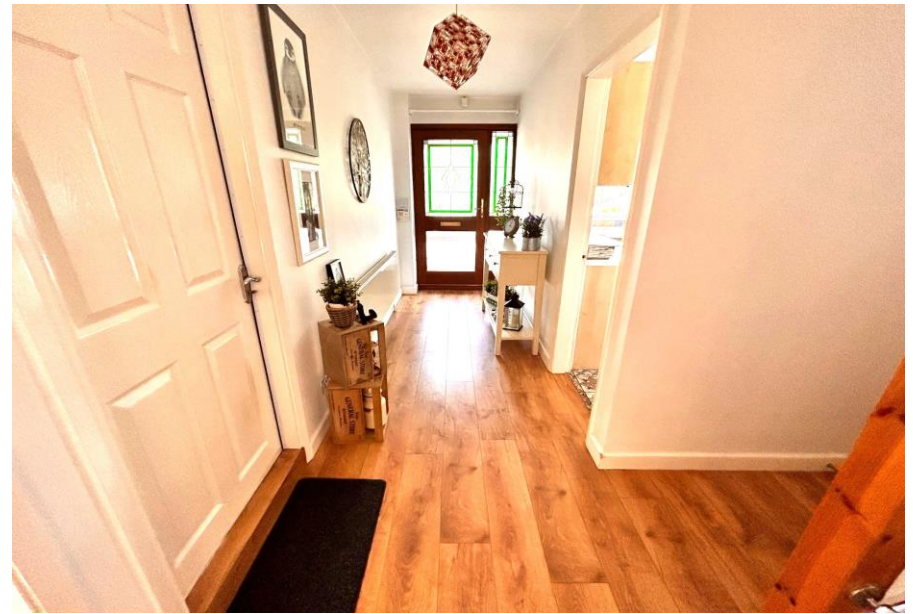


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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: 7th May 2024