



Maney Hill Road,
Sutton Coldfield, B72 1JR

Offers in the Region Of £735,000

A truly exceptional opportunity to acquire a period detached family home offering panoramic views over Sutton Coldfield - the property on offer is presented over three floors and offers a wealth of charm and character with turreted sitting room, bedroom and balcony having kitchen extension to ground floor, comprising in all a plot of some 0.17 acres.

The property on offer comprises to the ground floor:- an entrance hallway with galleried landing to three floors, a sitting room, dining room, study, extended kitchen breakfast room, kitchen store room, cloakroom, ground floor W.C. and shower room.

To the first floor three double bedrooms - one with en-suite - a family bathroom with separate W.C. To the second floor two further double bedrooms with turreted balcony offering uninterrupted views across Sutton Coldfield Town centre and the surrounding conurbation.

To the outside gardens extended to all elevations with the rear garden having a southerly aspect. A detached garage and driveway parking are provided.

A home not to be missed, a rare opportunity to own a historic and monumental piece of architectural history.

This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £9275 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is G payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage

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

or via Suttoncoldfield@paulcarrestateagents.co.uk



Hallway

Sitting Room 4.65m (15'3") x 4.32m (14'2")

Dining Room 3.94m (12'11") x 3.39m (11'1") max

Study 4.76m (15'7") x 3.94m (12'11")

Cloakroom 3.41m (11'2") max x 3.05m (10')

Kitchen 8.07m (26'6") x 4.55m (14'11")

Kitchen Store Room 3.41m (11'2") x 2.82m (9'3")

Pantry 2.80m (9'2") x 1.34m (4'5")

Shower Room 3.41m (11'2") x 0.89m (2'11")

Landing

Bedroom 1 4.67m (15'4") x 4.32m (14'2")

Bedroom 2 4.47m (14'8") x 3.07m (10'1")

Bedroom 3 3.51m (11'6") x 2.35m (7'8")

Balcony 1.50m (4'11") x 0.82m (2'8")

Bathroom 2.80m (9'2") x 2.46m (8'1")

Shower Room

WC

Landing

Bedroom 4 4.66m (15'3") x 4.27m (14')

Bedroom 5 3.94m (12'11") x 3.37m (11'1")

Balcony 1.50m (4'11") x 0.82m (2'8")





Floor Plan

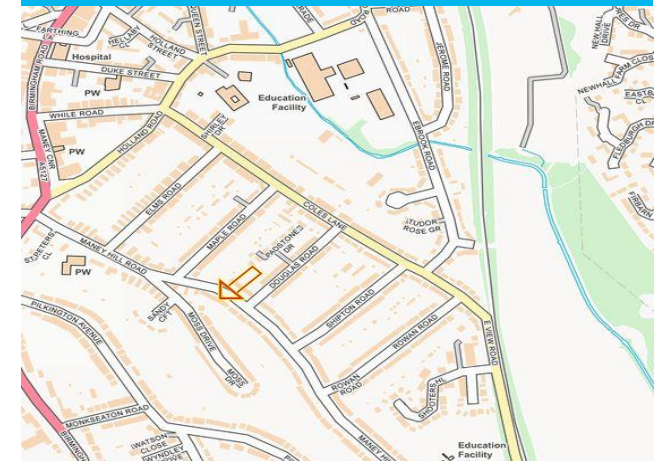
This floor plan is not drawn to scale and is for illustration purposes only

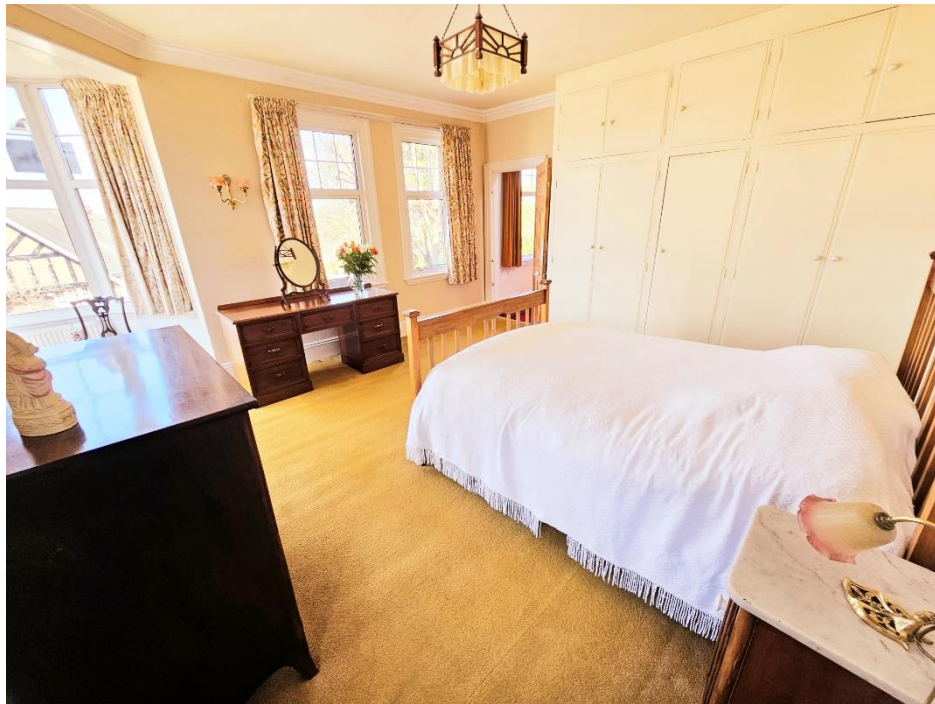


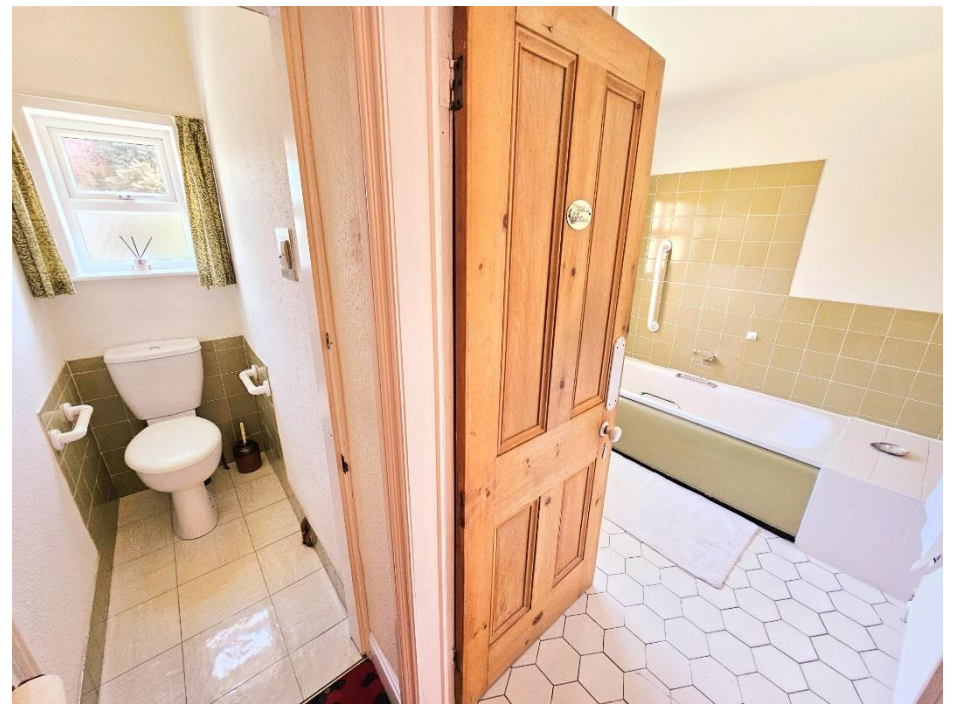
Energy Performance Rating

**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: 11th April 2025

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