



East View Road,  
Sutton Coldfield, B72 1JA

Offers in the Region Of £625,000

Introducing this stunning detached property located in the desirable area of Wylde Green, within Sutton Coldfield.

Situated in a prime location, this property boasts a magnificent large garden, perfect for relaxing and entertaining. With a spacious driveway and garage, parking is never an issue.

Upon entering the property, you are greeted to a spacious hallway which leads to the front dining room and separate extended rear reception room, offering ample space for family activities or gatherings. To the rear right hand elevation is a beautifully appointed fully fitted kitchen featuring a range of high quality fitted units. Leading off the kitchen is the extended utility and office providing extra functionality for everyday living.

To the first floor the property features three bright spacious double bedrooms, ideal for a growing family or those looking for extra living space. The well-maintained family bathroom ensures comfort with a separate WC for added convenience. Additionally, there is a loft room offering additional space for storage or conversion as needed, giving you endless possibilities to customize the space to your liking.

Wylde Green and Sutton Coldfield offer a plethora of amenities and attractions. From local shops and restaurants to well-regarded schools, everything you need is within reach. The property is also conveniently located near public transportation, making it easy to explore the surrounding area.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

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

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)







### Room Measurements

Drawing Room 4.33m (14'2") x 3.40m (11'2")

Reception Room 6.21m (20'4") x 3.43m (11'3")

Kitchen 4.66m (15'3") x 2.33m (7'8")

Utility 3.03m (9'11") x 2.00m (6'7")

Bedroom 1 4.33m (14'2") max x 2.88m (9'5")

Bedroom 2 3.52m (11'7") x 3.42m (11'3")

Bedroom 3 3.37m (11'1") x 3.03m (9'11")

Bathroom 2.52m (8'3") x 2.09m (6'10")

WC

Loft Room 5.23m (17'2") x 3.31m (10'10")

Garage



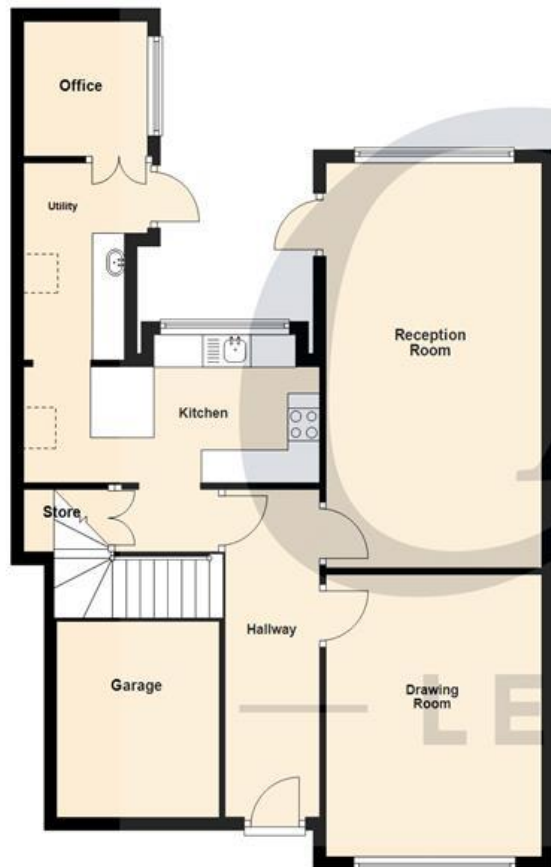




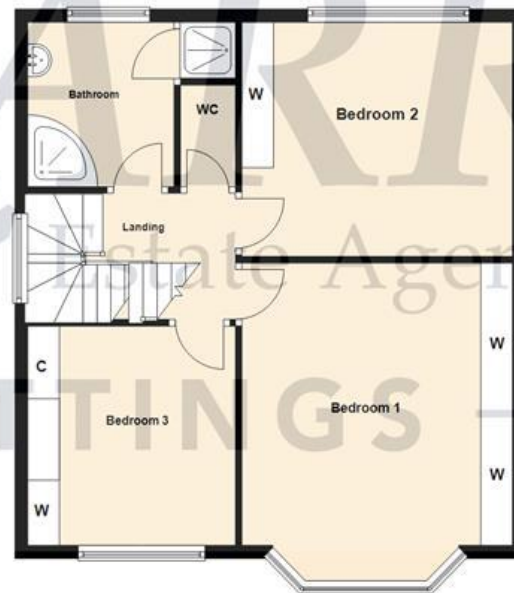
# Floor Plan

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

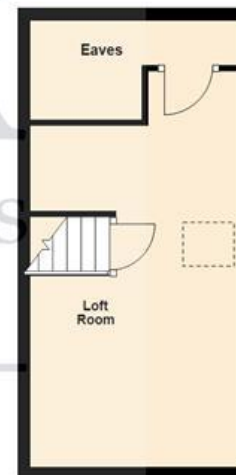
Ground Floor



First Floor



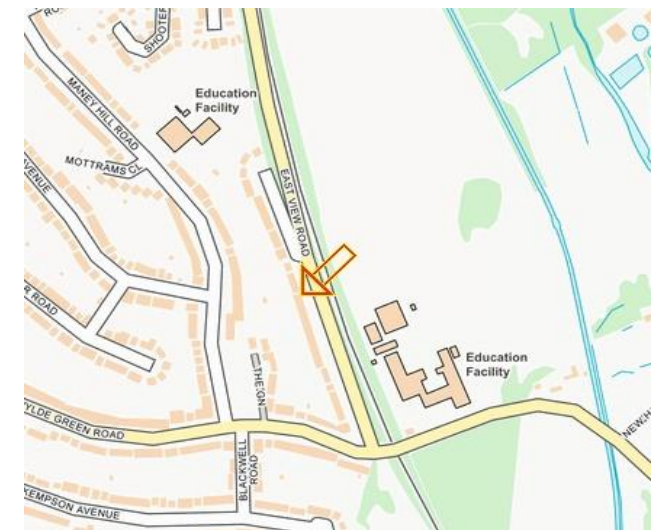
Second Floor



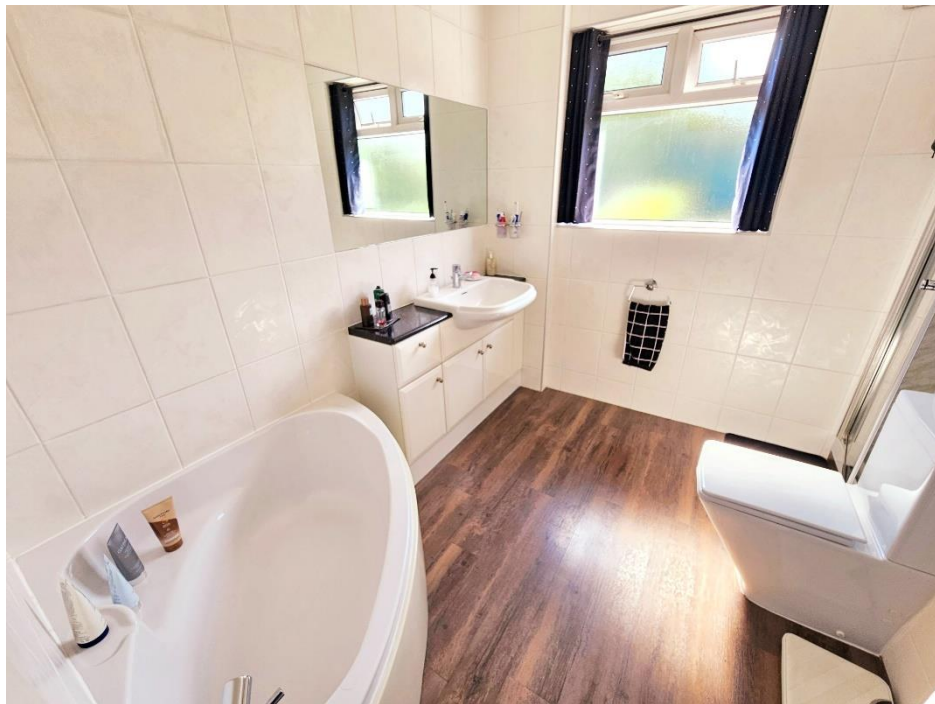
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 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: 2nd May 2025