



Tamworth Road,  
Sutton Coldfield, B75 6EB

Offers in Excess of £450,000



This beautifully redecorated home is ready for immediate occupancy. As you step inside, you're greeted by high ceilings and charming sash windows that add character and elegance to the space. Overall it is a fantastic opportunity for those looking for a fresh start in a stylish, ready-to-move-in home.

The living room at the front of the house provides a cozy atmosphere for relaxation. The dining room with double doors that open out onto the patio, is perfect for entertaining and enjoying meals with family and friends. The kitchen is a chef's dream, featuring wood wall and base units and modern appliances. Upstairs, the home offers three bedrooms, each designed with comfort in mind, and a modern bathroom complete with both a bathtub and a shower, providing a space for unwinding.

Outside, the south-facing rear garden ensures plenty of sunlight throughout the day, making it an ideal spot for gardening, relaxation, or outdoor dining.

Tamworth Road is a popular and desirable residential location within easy reach of all amenities. Sutton Coldfield Gracechurch centre is a short drive away and provides a comprehensive range of shops, restaurants, and bistro dining. Sutton railway station provides commuters with ease of access to Birmingham and Lichfield City centres. Major Road links including the A38 and M42 are nearby.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

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







Hall

Living Room

5.11m (16'9") x 3.81m (12'6")

Dining Room

3.10m (10'2") x 2.72m (8'11")

Kitchen

3.78m (12'5") x 2.49m (8'2")

WC

Landing

Bedroom 1

4.17m (13'8") x 2.55m (8'4")

Bedroom 2

2.92m (9'7") x 1.93m (6'4")

Bedroom 3

2.54m (8'4") x 2.43m (8') max

Bathroom

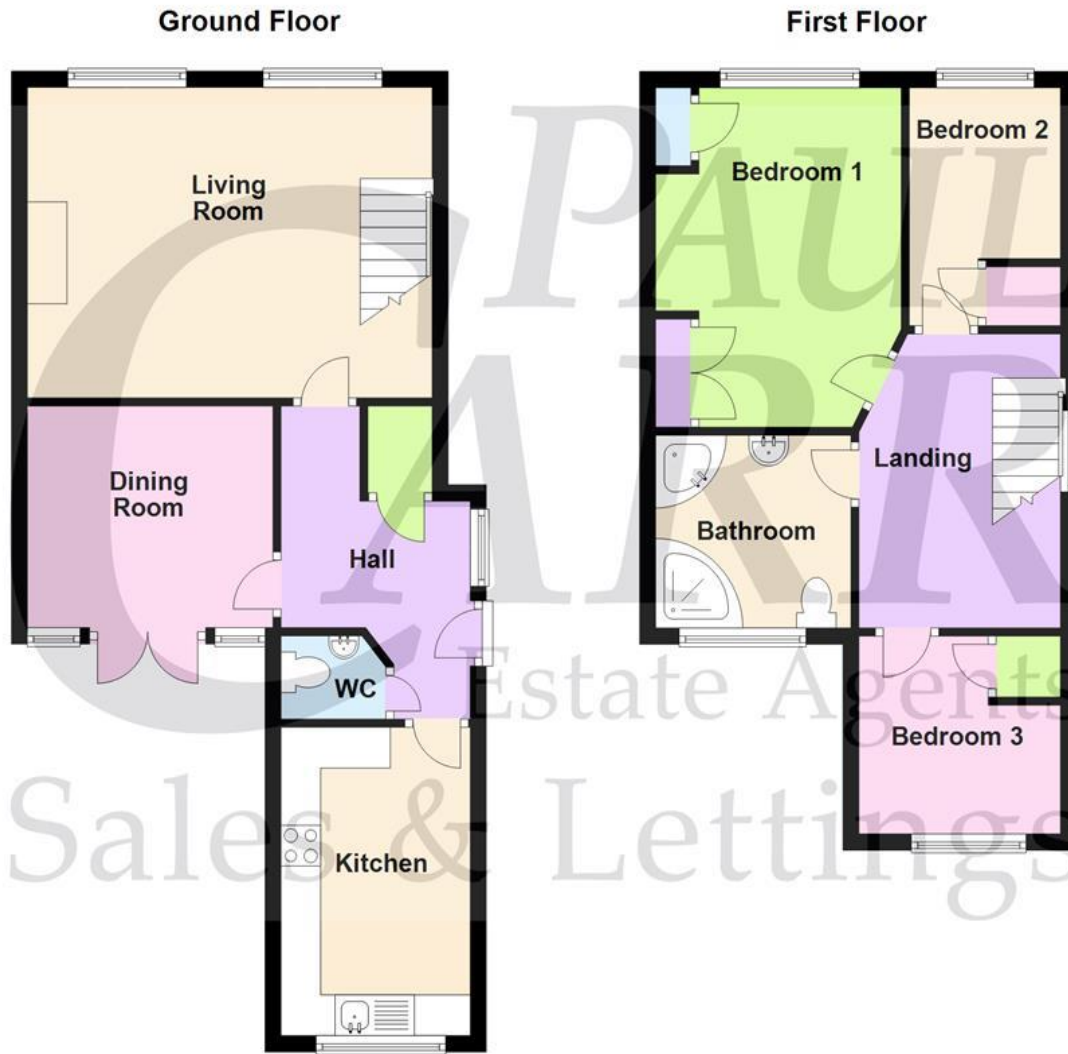






# Floor Plan

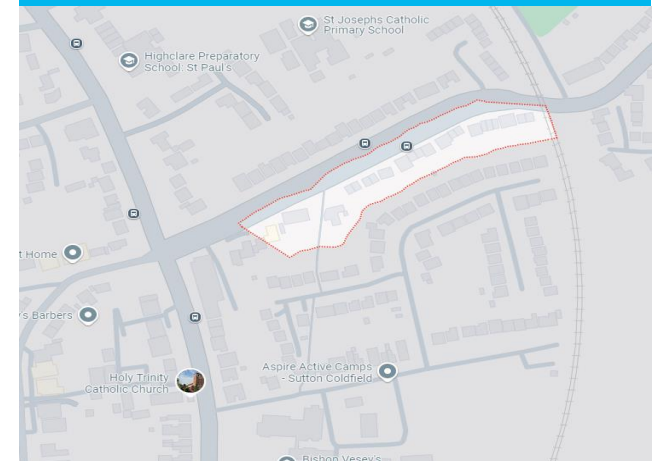
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 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: