



Carnoustie Close, Sutton Coldfield,
Sutton Coldfield, B75 6UW

Guide Price

Tucked away at the very end of a peaceful cul-de-sac, this detached gem charms at every turn. Immaculately presented and brimming with personality, it invites you to explore its generous spaces and thoughtful touches, where every corner feels like it was designed with care and a dash of flair. If you're looking for a property that blends comfort, elegance, and a hint of something special, this could be the one!

Upon entering, you're greeted by a spacious hallway that sets the tone for the rest of the house. The living room, with a feature living flame gas fireplace, is bright and inviting, with ample space for relaxing or entertaining. Adjacent to it is a conservatory, perfect for enjoying natural light and garden views year-round. The dining room provides a formal space for family meals, while the breakfast kitchen offers a practical and stylish area for cooking with a separate spacious utility room. A large downstairs storage cupboard and a WC complete the internal ground floor accommodation.

Upstairs, a spacious landing leads to five well-proportioned bedrooms, four with fitted wardrobes. The main bedroom includes an ensuite with walk in shower feature. The family bathroom is well-appointed with both bath and integral shower serves the remaining bedrooms.

Outside, the property boasts a double garage and driveway parking. Being located at the end of a cul-de-sac ensures both privacy and minimal traffic, making it a peaceful and secure setting.

Carnoustie Close is approached from Gleneagles Drive and is located in a highly desirable residential location close to all amenities. Local shopping facilities are nearby with town centres of Sutton Coldfield and Four Oaks only a few minutes drive away and providing a wealth of shops, pubs and restaurants. Moor Hall Hotel and spa provides a first class recreational facility with regular public transport services providing ease of travel to Birmingham and Lichfield City centres. The area is well served by several Primary and Secondary schools.

Tenure: We can confirm the property is Freehold.

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

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room
6.05m (19'10") x 3.63m (11'11")

Conservatory

Dining Room
3.99m (13'1") x 3.00m (9'10")

Kitchen
6.02m (19'9") x 2.69m (8'10")

WC

Utility
2.36m (7'9") x 2.13m (7')

Double Garage

Landing

Bedroom 1
3.66m (12') x 3.19m (10'6")

En-suite

Bedroom 2
4.67m (15'4") x 3.02m (9'11")

Bedroom 3
4.17m (13'8") x 3.63m (11'11") max

Bedroom 4
3.05m (10') x 2.49m (8'2")

Bedroom 5
3.71m (12'2") x 1.96m (6'5")

Bathroom





Floor Plan

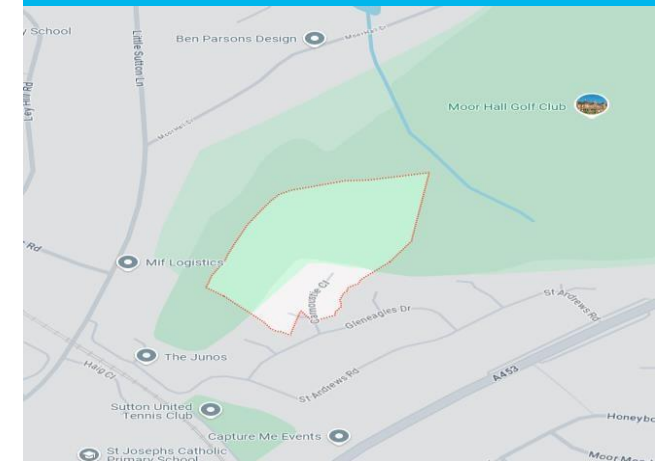
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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