



Rushmoor Close,  
Sutton Coldfield, B74 2PW

**Offers Over £525,000**



This detached home, situated at the end of a quiet cul-de-sac, offers a deceptively spacious interior with no upward chain.

The ground floor features a welcoming living room at the front, while the rear opens into a bright and airy open-plan kitchen and dining area. A generous utility room provides additional space, complemented by a convenient WC and an attached garage.

On the first floor, there are three well-proportioned bedrooms and a family bathroom, with the main bedroom benefiting from its own ensuite. The second floor boasts a fourth bedroom, enhanced by dual windows that flood the space with natural light.

Outside the rear garden is perfect for a family and enjoys a patio, ideal for summer barbeques.

As well as close to Sutton Coldfield, there is an excellent choice of schooling for both primary and secondary age groups for state, private and grammar school groups. The popular schools include: Bishop Vesey's Grammar School, Plantsbrook Secondary School, High Clare and Sutton Girls Grammar Schools.

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](mailto:Fouroaks@paulcarrestateagents.co.uk)







Porch

Hall

Living Room  
4.98m (16'4") x 3.66m (12')

Kitchen/Dining  
6.15m (20'2") x 5.44m (17'10") max

Utility  
3.30m (10'10") x 2.59m (8'6")

Garage

WC

First Floor

Bedroom 2  
3.91m (12'10") x 3.53m (11'7")

En-suite

Bedroom 3  
3.28m (10'9") x 3.07m (10'1")

Bedroom 4  
2.97m (9'9") x 2.26m (7'5")

Bathroom

Second Floor

Bedroom 1  
5.51m (18'1") x 4.22m (13'10")

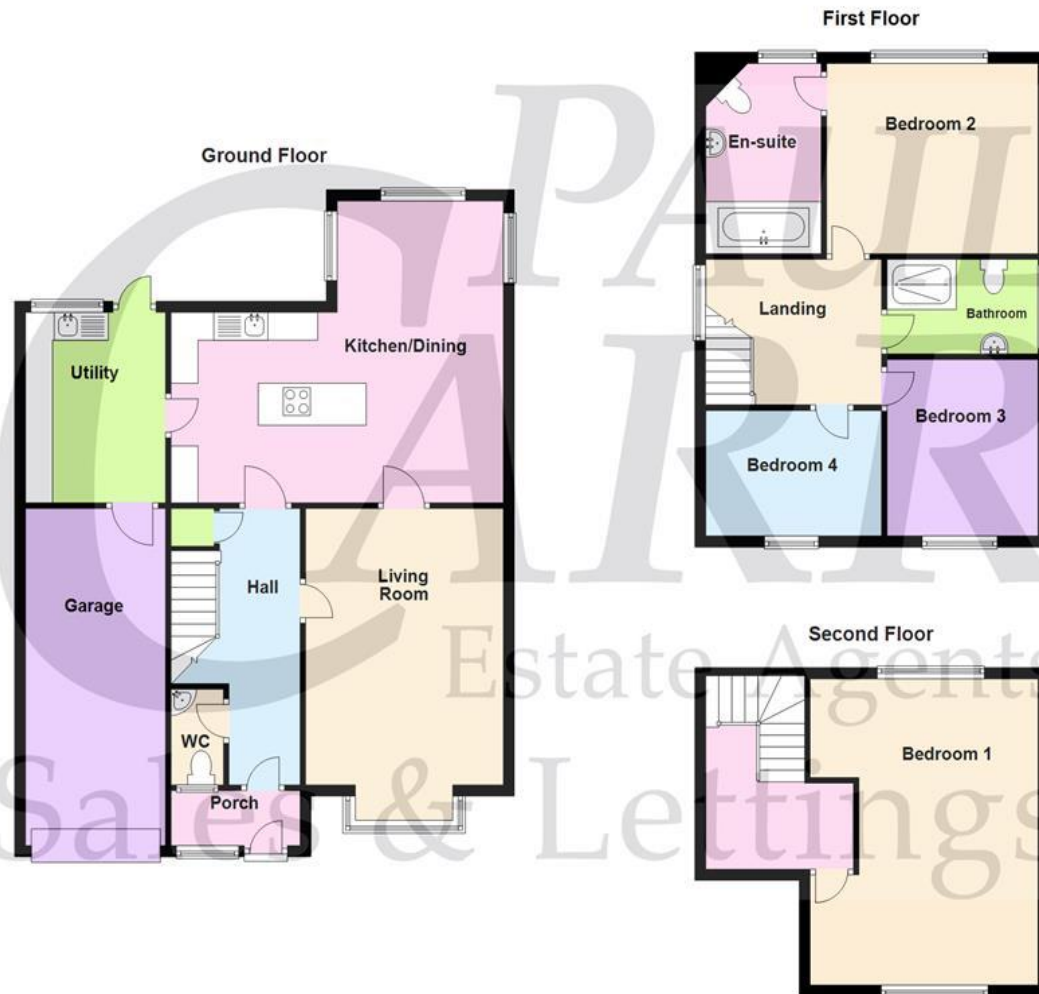






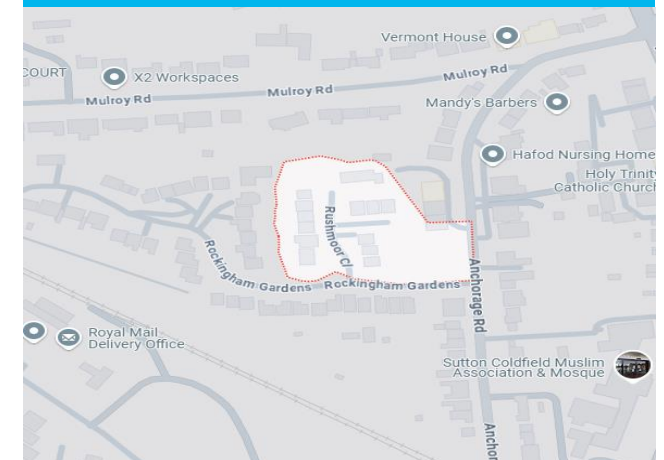
# Floor Plan

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



## Energy Performance Rating

## 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: