



Sutherland Road, Cheslyn Hay
Walsall, WS6 7BW

Offers in the Region Of £315,000

Welcome to Sutherland Road and this extended and very well presented family home offering versatile and spacious ground floor living space, four bedrooms, two bathrooms and an extended kitchen/dining area/family room.

Set behind a block paved driveway the property has an entrance hallway leading to a sizeable through lounge with patio doors to the rear garden.

An extended kitchen/dining area leads through to a versatile play room/utility room/home office ideal for families to dine and great for entertaining.

The first floor has a generous master bedroom with fitted wardrobes and an en-suite shower room.

There are two further double bedrooms and a fourth bedroom/study.

The family bathroom has been refitted and has a P-bath with a power shower over.

The enclosed rear garden has been landscaped to offer a lower decked seating area, a lawned garden with fenced boundaries and a rear decked seating area ideal for outside dining and entertaining.

To the front is a driveway providing parking for multiple vehicles.

Viewing internally is highly recommended to fully appreciate the space and quality of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Water, Drainage, Gas, Electric

Viewings: Strictly via appointment through our Great Wyrley Residential Sales Department on 01922 701001

or via greatwyrley@paulcarrestateagents.co.uk



Hall

Lounge/Diner
3.84m (12'7") x 3.50m (11'6")

Office
2.83m (9'3") x 2.76m (9'1")

Dining Area
2.76m (9'1") x 2.53m (8'4")

Kitchen
3.25m (10'8") x 2.53m (8'4")

Cupboard

Garage

Utility Room
4.94m (16'2") x 2.78m (9'2")

Landing

Master Bedroom
5.17m (17') x 2.85m (9'4")

En-suite Shower Room

Bathroom

Bedroom
3.79m (12'5") x 3.19m (10'6")

Bedroom
3.20m (10'6") x 2.81m (9'3")

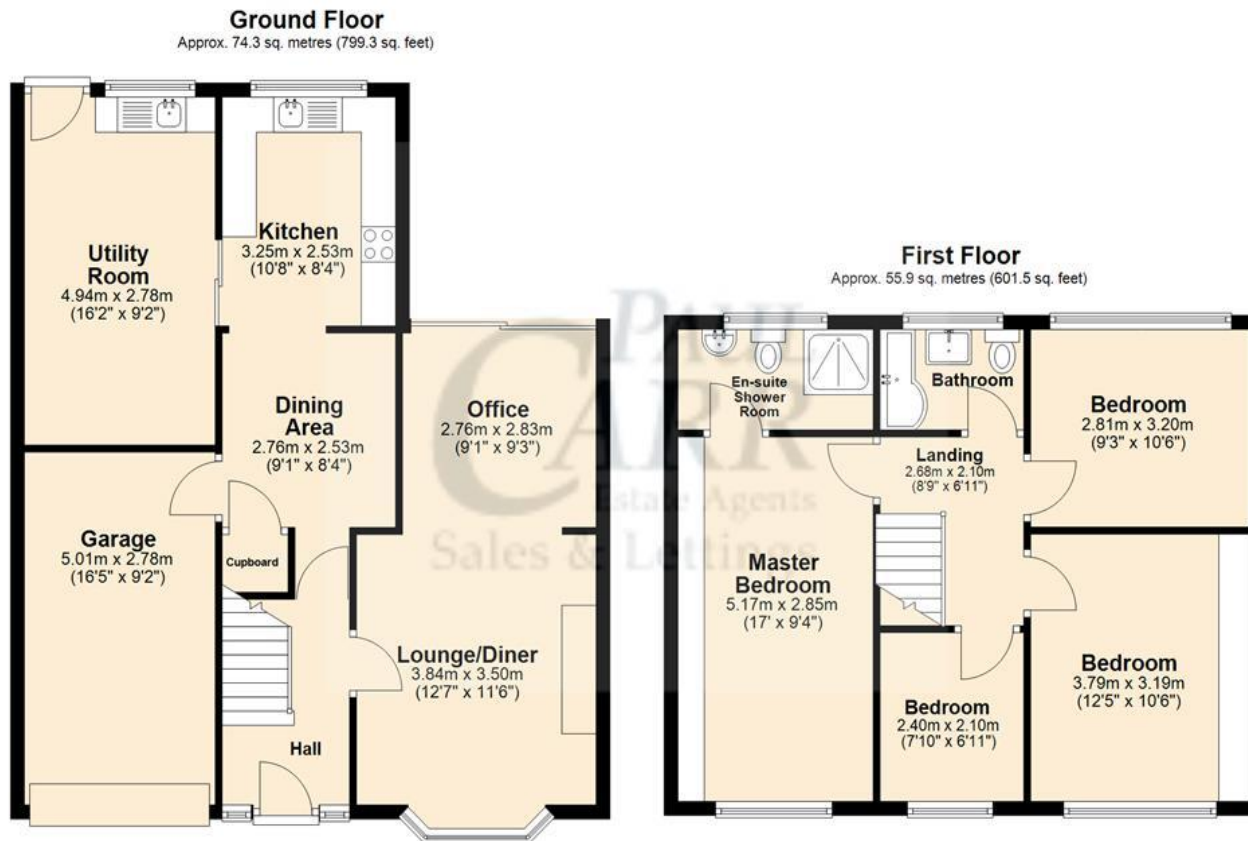
Bedroom
2.40m (7'10") x 2.10m (6'11")





Floor Plan

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

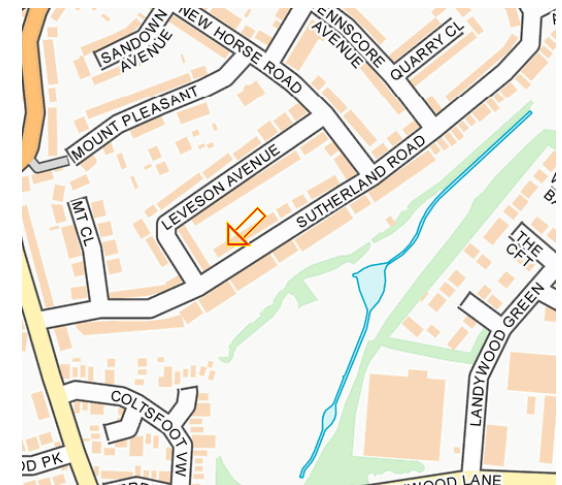


Energy Performance Rating

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: 31st October 2025