



Cutworth Close,
Sutton Coldfield, B76 2TA

£335,000

Sutton Coldfield

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A Stunning Three-Bedroom Semi-Detached Family Home on Cutworth Close, Sutton Coldfield. This beautifully presented three-bedroom semi-detached family home is located in a peaceful cul-de-sac in the sought-after area of Walmley, Sutton Coldfield. With its expansive driveway offering parking for multiple vehicles, this property is as practical as it is charming.

Upon entering through the front door, you are greeted by a spacious and welcoming reception hall that leads to all areas of the ground floor, offering a flexible layout ideal for a variety of family needs. The heart of the home is the impressive through lounge-diner, measuring over 23 feet in length. A feature fireplace and a stunning bay window allow an abundance of natural light to fill the space, creating a warm and inviting atmosphere. Sliding doors lead seamlessly into the conservatory/sunroom, which is currently set up as a games room but would also make a perfect formal dining area or peaceful reading nook. The fitted kitchen boasts an extensive range of matching wall and base units, providing ample storage and workspace. Integrated appliances include a fridge-freezer and dishwasher, along with a sink unit, making this an ideal space for food preparation and entertaining. A standout feature of the property is the converted garage, currently used as an office and playroom but offering versatility as a downstairs bedroom for multi-generational living. Adjacent to this is a downstairs cloakroom, adding further practicality.

Upstairs, the property offers three generously sized bedrooms:

- Principal Bedroom: A spacious double with a fitted cupboard providing additional storage.
- Second Bedroom: Another large double with fitted wardrobes for ample storage.
- Third Bedroom: Currently used as a home office but equally suitable as a child's bedroom, featuring a fitted storage cupboard.

All bedrooms are serviced by the modern four-piece family bathroom, featuring a jet bathtub, separate shower cubicle, vanity sink unit, and toilet – the perfect retreat for relaxation after a long day.

To the rear, the property boasts a beautifully maintained garden, comprising a patio area ideal for alfresco dining and a well-kept lawn. A garden shed provides additional storage for tools and outdoor equipment.

Positioned at the end of a quiet cul-de-sac, the home enjoys exceptional privacy, offering a peaceful and serene living environment.

Cutworth Close is situated in the highly desirable area of Walmley, Sutton Coldfield, known for its excellent school catchment areas, convenient bus routes, and easy access to Sutton Coldfield town centre, Birmingham city centre, and nearby motorway links.

Don't miss out on this fantastic family home! Contact us today to arrange a viewing and secure this incredible property.





Property Specification

SEMI DETACHED FAMILY HOME
IMMACULATE THROUGHOUT
PEACEFUL CUL DE SAC POSITIONING
IN EXCESS 23' THROUGH LOUNGE DINER
EXPANSIVE FITTED KITCHEN

Living Room 24' 4" x 10' 5" (7.42m x 3.18m)

Play Room 15' 11" x 8' 11" (4.85m x 2.73m)

Kitchen 16' 10" x 11' 3" (5.13m x 3.43m)

Conservatory 12' 4" x 8' 6" (3.76m x 2.60m)

Bedroom One 13' 1" x 9' 8" (3.98m x 2.95m)

Bedroom Two 10' 6" x 9' 1" (3.20m x 2.77m)

Bedroom Three 9' 4" x 6' 11" (2.85m x 2.10m)

Bathroom 8' 1" x 6' 1" (2.47m x 1.85m)

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:

Viewer's Note:

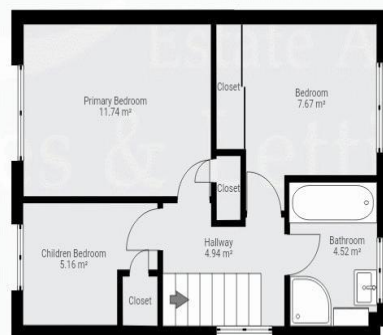
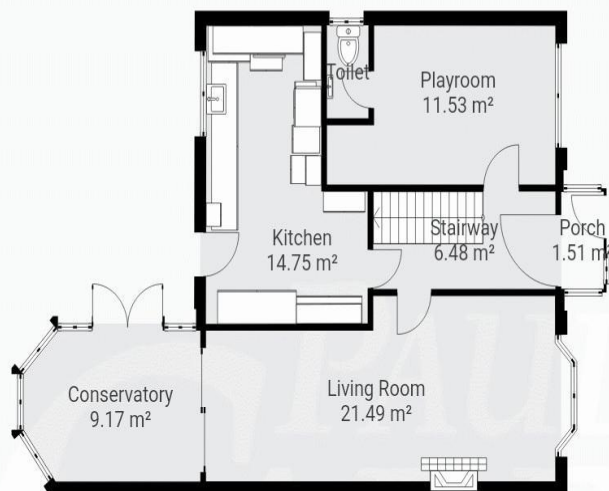
Services connected: Electric, gas, water & drainage

Council tax band: C

Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

