



Salisbury Grove,
Sutton Coldfield, B72 1XY

Offers in Excess of £525,000

Presenting a remarkable four-bedroom detached residence that is situated in a very well-regarded residential development in the Royal town of Sutton Coldfield. The property is in lovely condition throughout reflecting a high standard of care and maintenance from its occupants.

The house offers a welcoming entrance hall, guests cloakroom, two tastefully designed reception rooms, providing ample space for family gatherings entertaining guests and relaxing with loved ones. There is a generous breakfast kitchen, thoughtfully planned to cater to every culinary need and separate utility.

To the first floor are four bedrooms that are generously proportioned, offering comfortable accommodation for a family. The property also benefits from two well-appointed bathrooms, each designed with a touch of elegance and practicality.

One of the key features of this property is its outdoor space. There is a beautifully maintained and generous rear garden that offers a peaceful retreat from the hustle and bustle of daily life. The property also includes the luxury of a double garage, providing secure parking and additional storage space and fore garden with lawn and multiple parking.

With regards to the property's location, prospective buyers will benefit from an array of local amenities, including green spaces abound, outdoor enthusiasts will have a chance to enjoy nature, and there are several walking routes nearby for those who enjoy a brisk walk or a leisurely stroll.

This property is ideal for families seeking a comfortable and spacious home in a welcoming community. The array of unique features, combined with the property's prime location, make this detached house a desirable choice for those in search of an exceptional family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Living Room 18' 7" x 11' 10" (5.66m x 3.60m)

Dining Room 11' 10" x 10' 10" (3.60m x 3.30m)

Kitchen 13' 11" x 13' 9" (4.24m x 4.19m)

WC

Bedroom 1 14' 3" x 10' 3" (4.34m x 3.12m)

En-suite

Bedroom 2 14' 2" x 11' 10" (4.31m x 3.60m)

Bedroom 3 10' 3" x 8' 10" (3.12m x 2.69m)

Bedroom 4 11' 0" x 7' 11" (3.35m x 2.41m)

Family Bathroom 7' 3" x 7' 11" (2.21m x 2.41m)

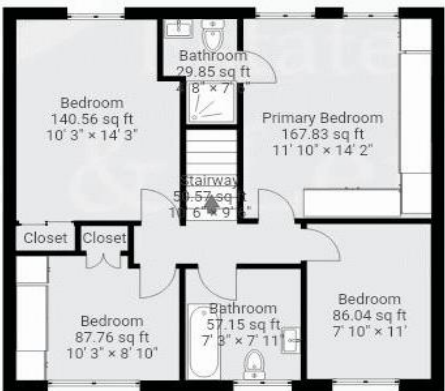
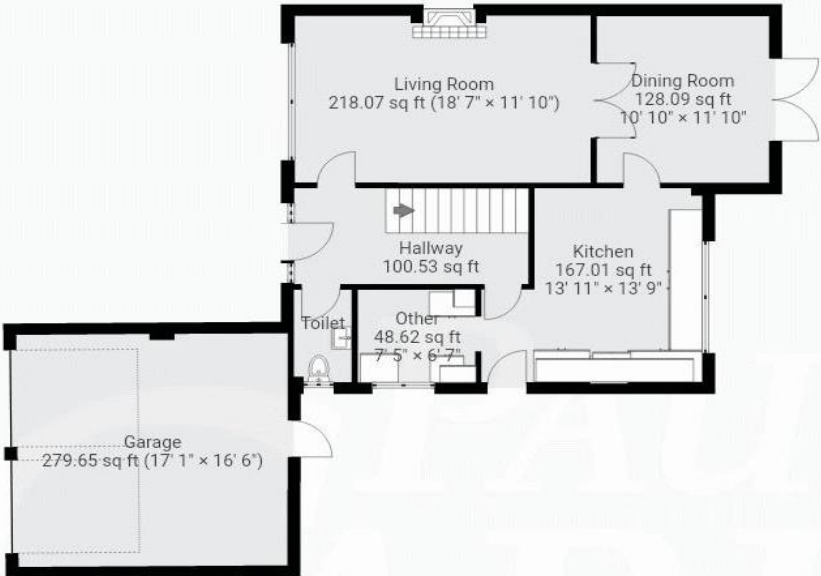
Garage 17' 1" x 16' 6" (5.20m x 5.03m)





Floor Plan

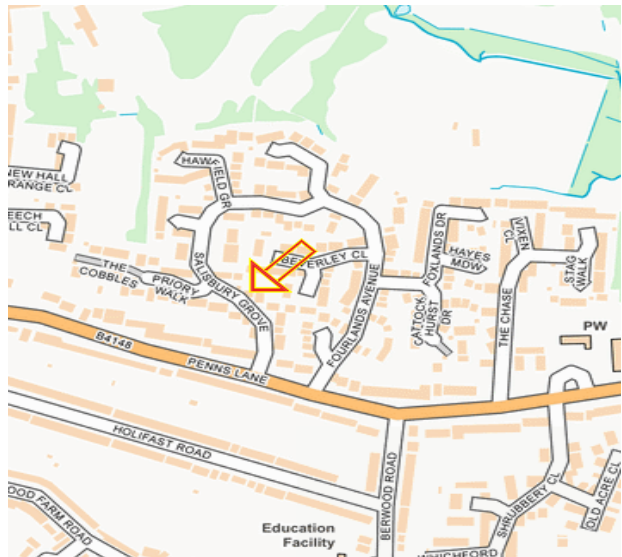
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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: 7th March 2025