



Churchill Road,
Sutton Coldfield, B75 7LG

£275,000

This is a superb larger than average property that is beautifully presented throughout and is situated in a lovely position, close to many amenities including shops, public transport and schools.

The interiors offer the following an enclosed porch, entrance hall, generous family lounge and incredible dining kitchen offering a modern fitted kitchen, large larder and dining area with double doors out to the garden.

To the first floor are three excellent double bedrooms, with the master having fitted wardrobes and an en-suite shower room. The family bathroom with white suite completes the internal accommodation.

To the front is a fore garden offering ample parking space and to the rear is an excellent garden with patio, outhouses (including gardeners W.C.) shaped lawn and seating area ideal for entertaining and alfresco dining.

This property needs to be viewed to appreciate size, quality and location.

Tenure: We can confirm the property is Freehold.

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

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

Lounge 14' 4" x 11' 4" (4.37m x 3.45m)

Kitchen/Diner 21' 2" x 9' 4" (6.45m x 2.84m)

Bedroom 1 13' 1" x 11' 4" (3.98m x 3.45m)

Ensuite

Bedroom 2 13' 1" x 9' 6" (3.98m x 2.89m)

Bedroom 3 9' 8" x 5' 8" (2.94m x 1.73m)

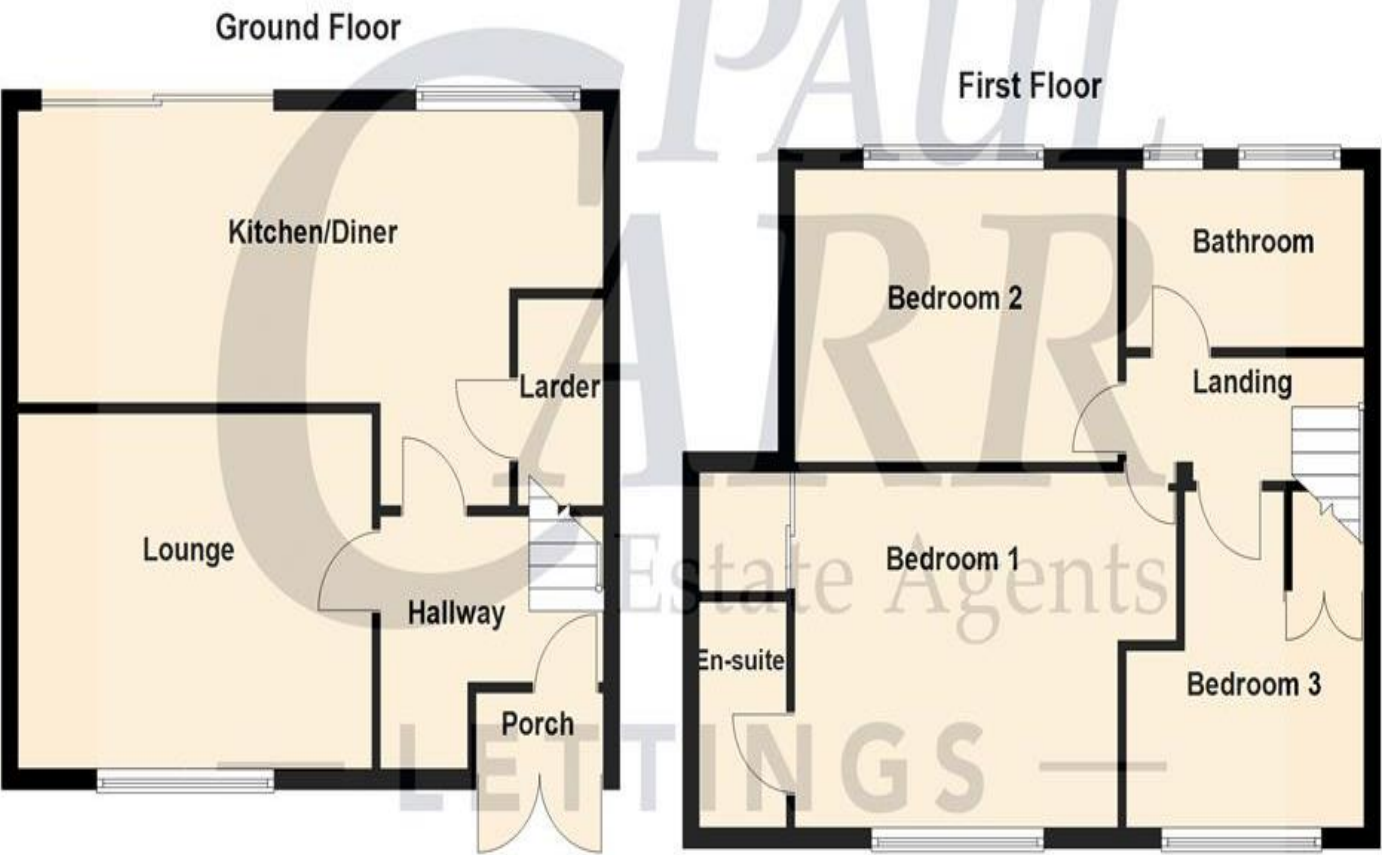
Bathroom 9' 6" x 5' 3" (2.89m x 1.60m)





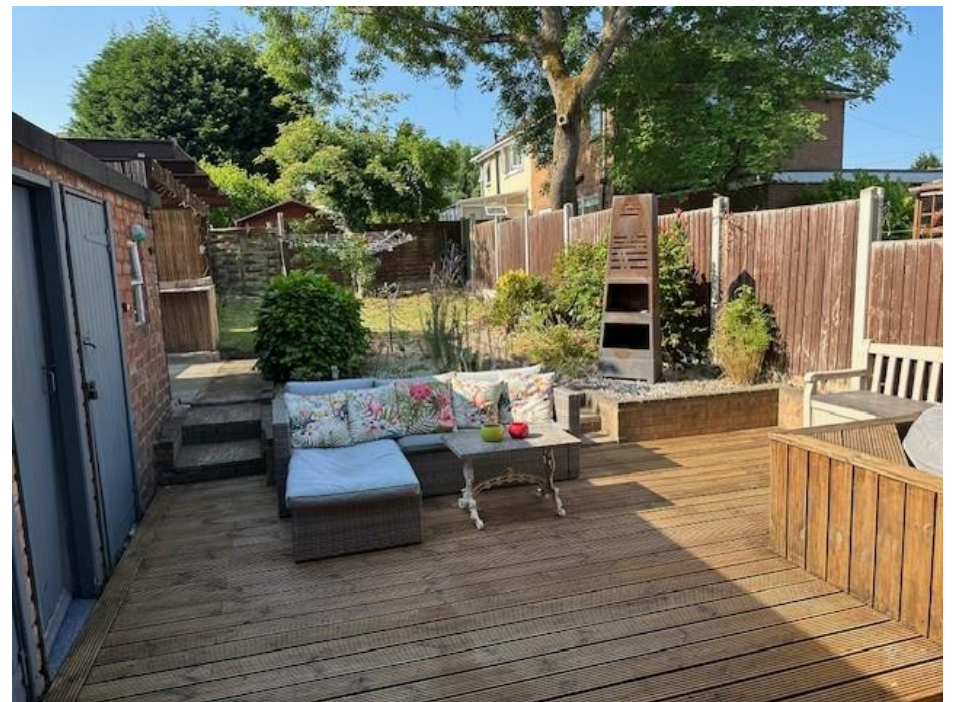
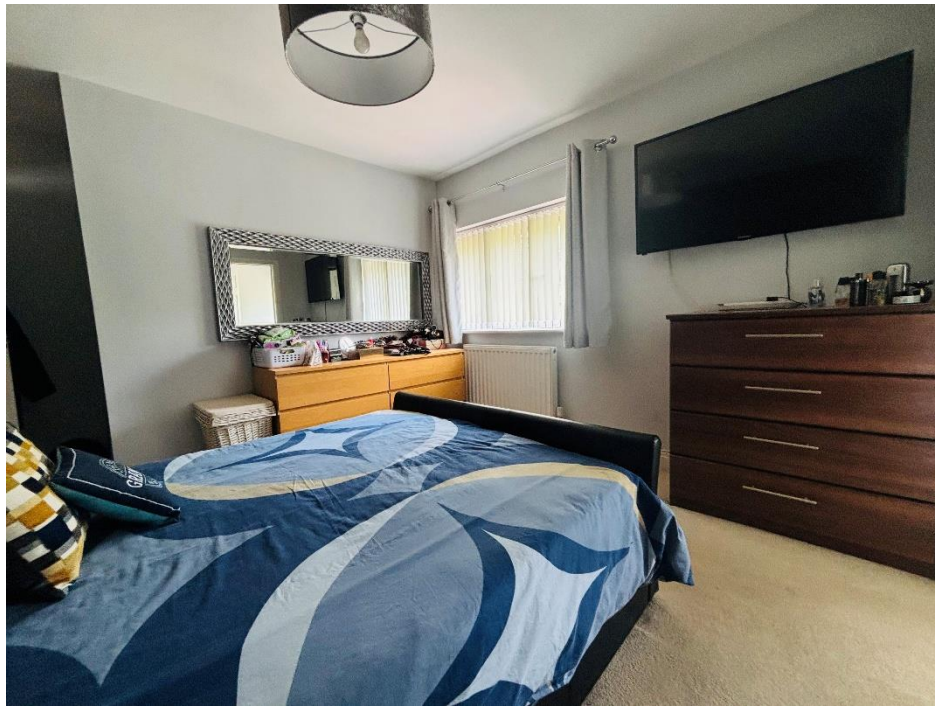
Floor Plan

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		
55-68	D	67 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: 3rd April 2025