



Whitehouse Common Road,  
Sutton Coldfield, B75 6HB

**Offers in Excess of £400,000**

This is an exceptional extended residence beautifully situated in the heart of The Royal Town of Sutton Coldfield. The property offers many superb features throughout and has very generous room sizes.

Internally the accommodation comprises of an entrance hall, guest cloakroom, home office, incredibly large living room with entertaining doors through to a dining room and a large modern styled fitted kitchen.

The first floor does not disappoint, there are three double bedrooms and a larger than average bathroom with a white suite including bath and walk in shower cubicle.

Outside is a deep fore garden offering multiple parking spaces and to the rear is a delightful mature garden with patio areas, lawn and planted border.

This house is a real gem offering the new buyer an exceptional family home.

Tenure: We can confirm the property is Freehold.

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

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



### Room Measurements

Living Room 24' 4" x 12' 0" (7.41m x 3.65m)

Dining Room 11' 5" x 8' 9" (3.48m x 2.66m)

Kitchen 11' 2" x 15' 1" (3.40m x 4.59m)

W.C

Office 12' 5" x 6' 7" (3.78m x 2.01m)

Bedroom One 12' 0" x 11' 4" (3.65m x 3.45m)

Bedroom Two 12' 5" x 10' 10" (3.78m x 3.30m)

Bedroom Three 12' 2" x 9' 3" (3.71m x 2.82m)

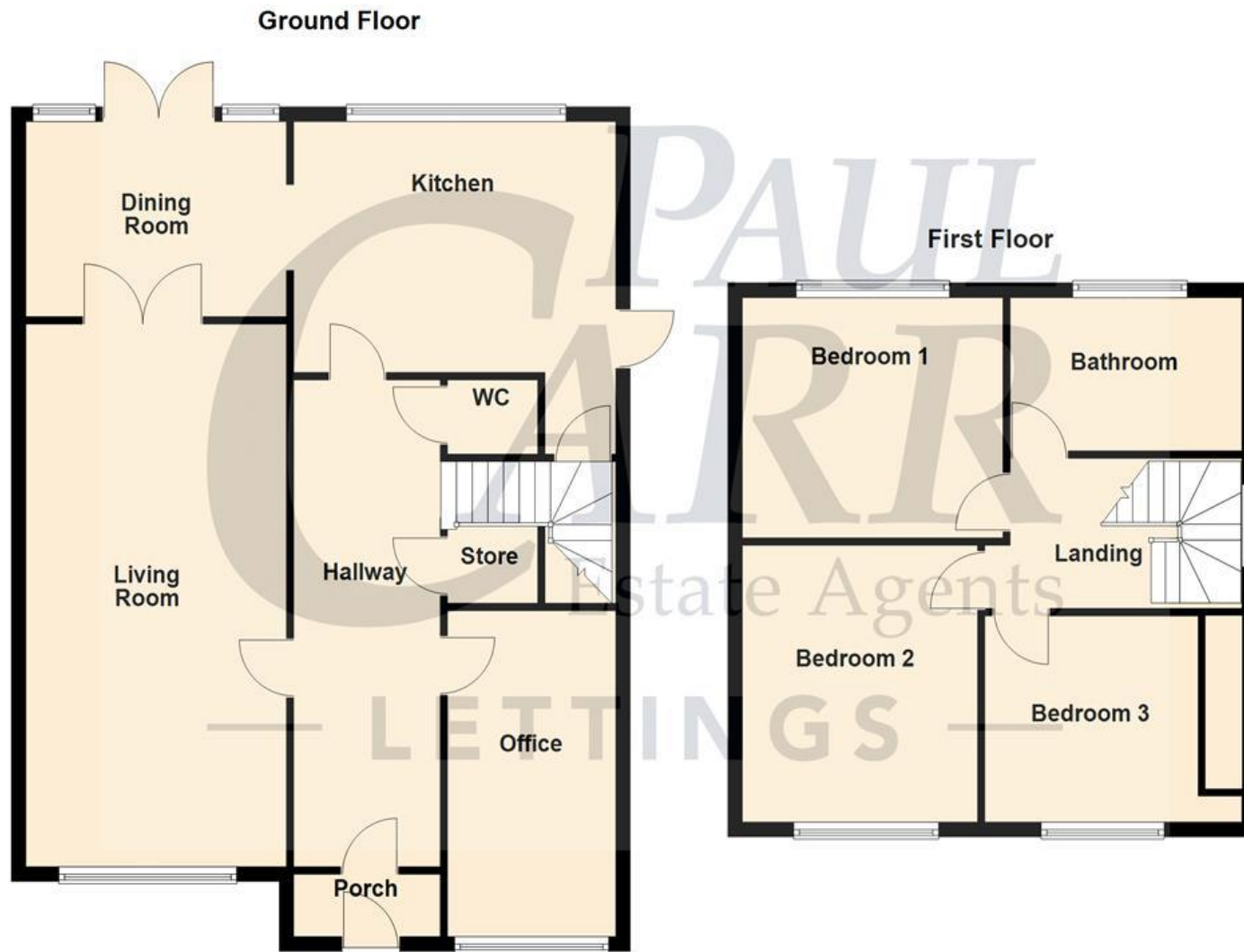
Bathroom 10' 1" x 7' 7" (3.07m x 2.31m)





# Floor Plan

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

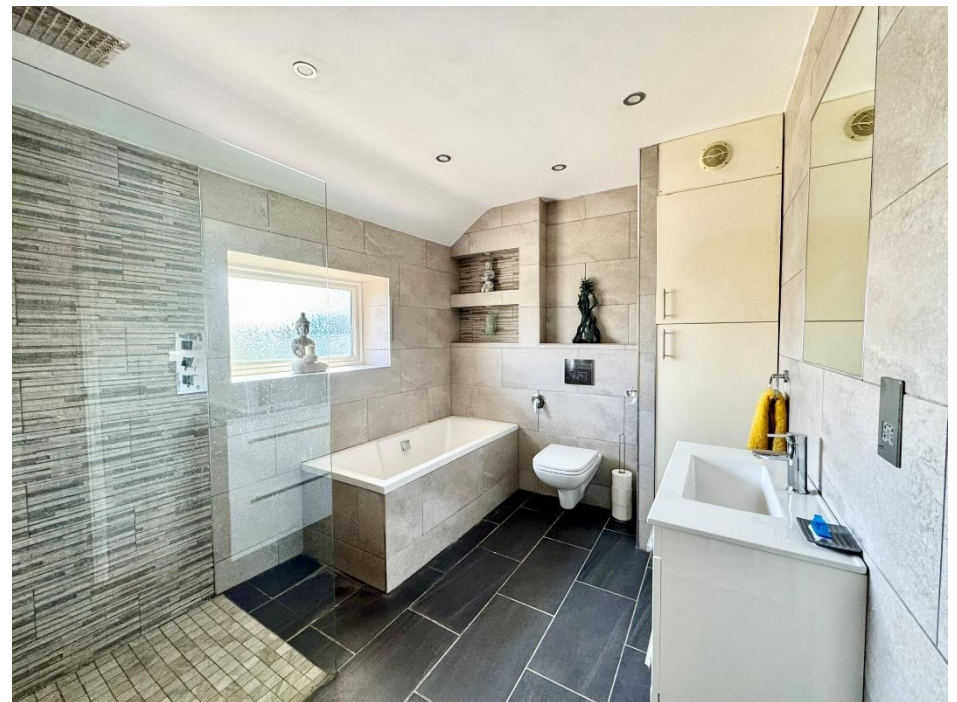


## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 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: 12th April 2025