



Penns Lane,
Sutton Coldfield, B72 1BP

Offers in the Region Of £475,000

We are delighted to present to the market this outstanding detached residence occupying a superb elevated position. The property is set in a location that boasts easy access to public transport links, nearby schools, local amenities and picturesque walking routes at Newhall Valley. The interiors do not disappoint and include a large feature hallway, extended rear lounge with garden views, dining room with a study/snug to the front and open access to a fitted kitchen leading to a matching utility room and guests cloakroom. To the first floor are four excellent bedroom and a re-fitted modern shower room. Outside is a superb fore garden offering multiple parking space and to the rear is a large English themed rear garden with patio that is ideal for alfresco dining and relaxing, generous lawn and an array of flowering and verdant flower beds and borders.

- A SUBSTANTIAL DETACHED RESIDENCE
- OCCUPYING A WONDERFUL ELEVATED LOCATION
 - LARGE FEATURE ENTRANCE HALL
- EXTENDED FAMILY LOUNGE WITH GARDEN VIEWS
 - DINING ROOM AND STUDY/SNUG
- FITTED KITCHEN WITH MATCHING UTILITY
 - FOUR EXCELLENT BEDROOMS
 - RE-FITTED FAMILY SHOWER ROOM
- FORE GARDEN OFFERING MULTIPLE PARKING SPACE
- BEAUTIFUL LARGE ENGLISH THEMED REAR GARDEN

Tenure: We can confirm the property is Freehold.

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

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

or via Walmley@paulcarrestateagents.co.uk



Hallway

Lounge 16' 10" x 14' 2" (5.13m x 4.31m)

Snug 9' 10" x 7' 6" (2.99m x 2.28m)

Dining Room 11' 5" x 10' 10" (3.48m x 3.30m)

Kitchen 13' 10" x 7' 5" (4.21m x 2.26m)

Utility 9' 8" x 5' 1" (2.94m x 1.55m)

W.C 5' 1" x 2' 9" (1.55m x 0.84m)

Landing

Bedroom 1 11' 7" x 11' 5" (3.53m x 3.48m)

Bedroom 2 11' 5" x 10' 10" (3.48m x 3.30m)

Shower Room 9' 10" x 7' 6" (2.99m x 2.28m)

Bedroom 3 16' 7" x 6' 10" (5.05m x 2.08m)

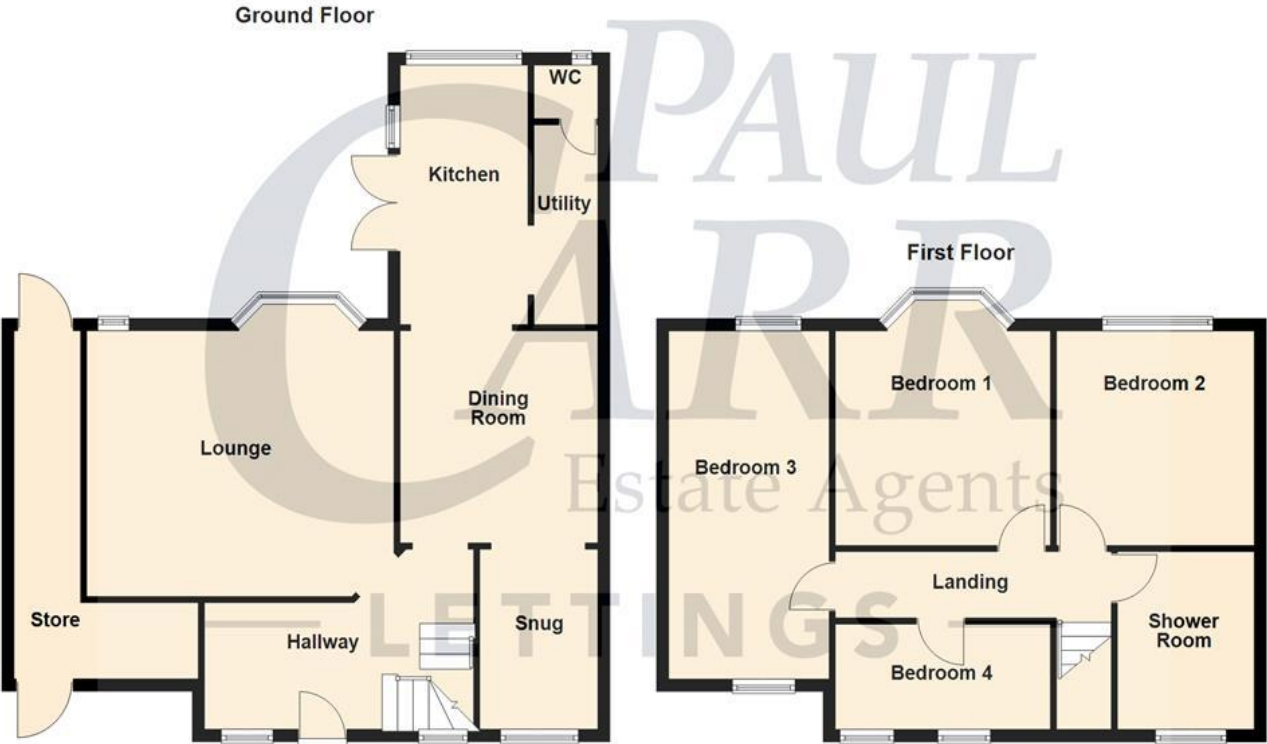
Bedroom 4 11' 6" x 6' 8" (3.50m x 2.03m)





Floor Plan

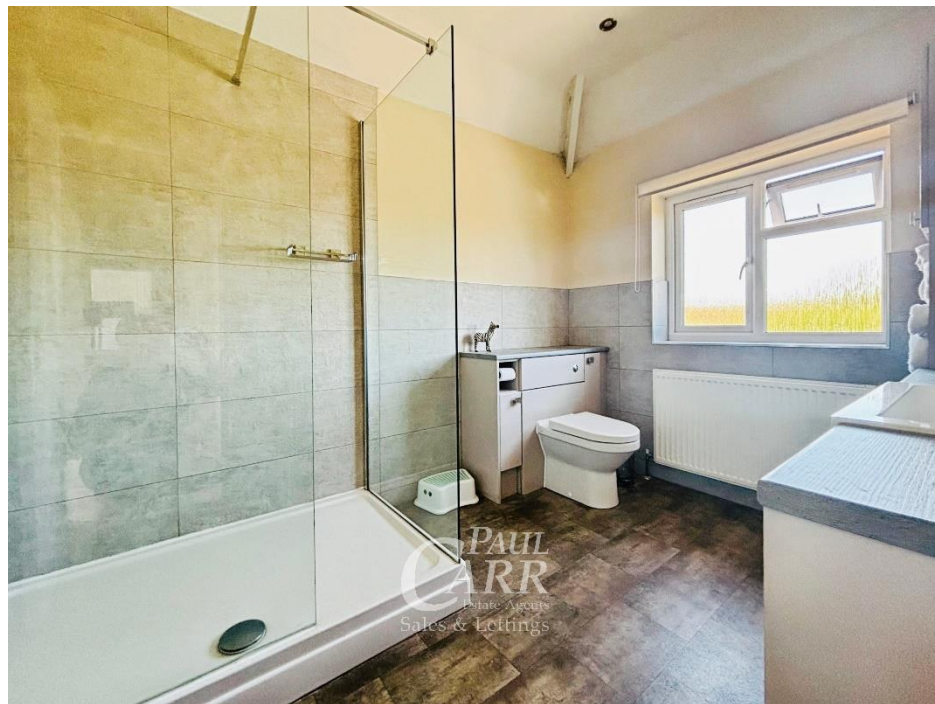
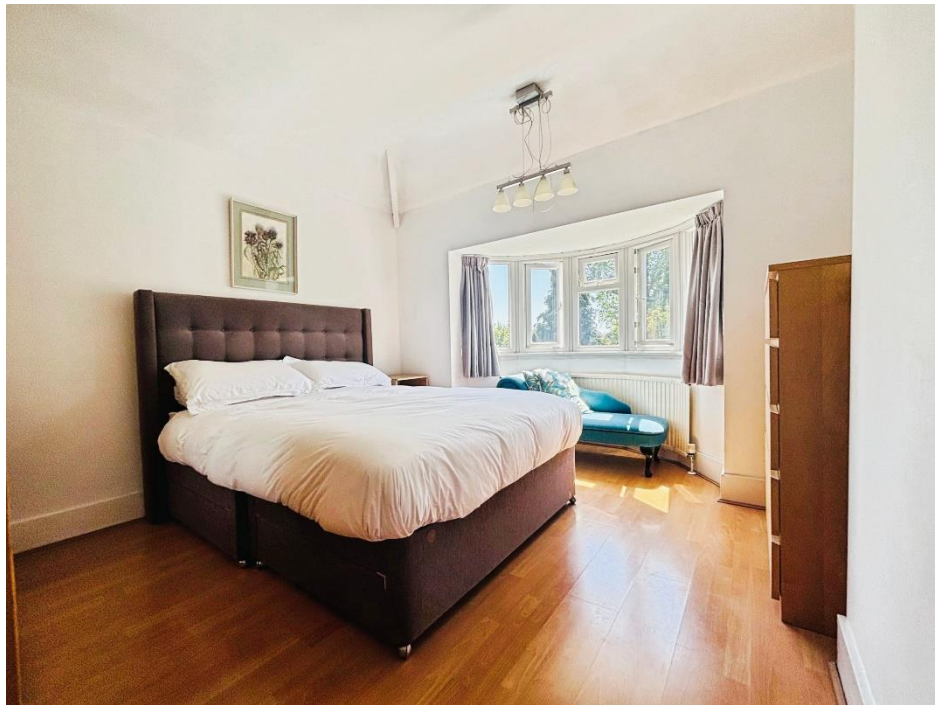
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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: 16th May 2025