



Holbeche Road,  
Sutton Coldfield, B75 7LL

**Offers in Excess of £340,000**



Paul Carr are thrilled to offer for sale this superb extended property ideally located close to many amenities including shops, schools for ages and road links.

The property is freehold, council tax band B and benefits from double glazing and gas central heating (both where specified).

The interiors will excite you and offer an enclosed porch, welcoming entrance hall with storage cupboard and doors into a family lounge, very generous rear sitting room with double opening doors out to the garden and access into a modern styled dining kitchen with a range of grey toned units and feature Belfast styled sink.

To the first floor this property does not disappoint and offers three excellent bedrooms and a re-fitted bathroom with white suite.

Outside there is a deep fore garden offering multiple parking space and to the rear is a well sized garden with a patio and large lawn.

Internal viewing is a must to appreciate all that this lovely home has to offer.

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





### Room Measurements

Living Room 19' 1" x 14' 6" (5.81m x 4.42m)

Kitchen/Dining Room 24' 10" x 7' 4" (7.56m x 2.23m)

Snug 14' 7" x 12' 5" (4.44m x 3.78m)

Bedroom One 12' 3" x 11' 11" (3.73m x 3.63m)

Bedroom Two 12' 3" x 11' 5" (3.73m x 3.48m)

Bedroom Three 7' 5" x 7' 5" (2.26m x 2.26m)

Bathroom 6' 3" x 5' 7" (1.90m x 1.70m)



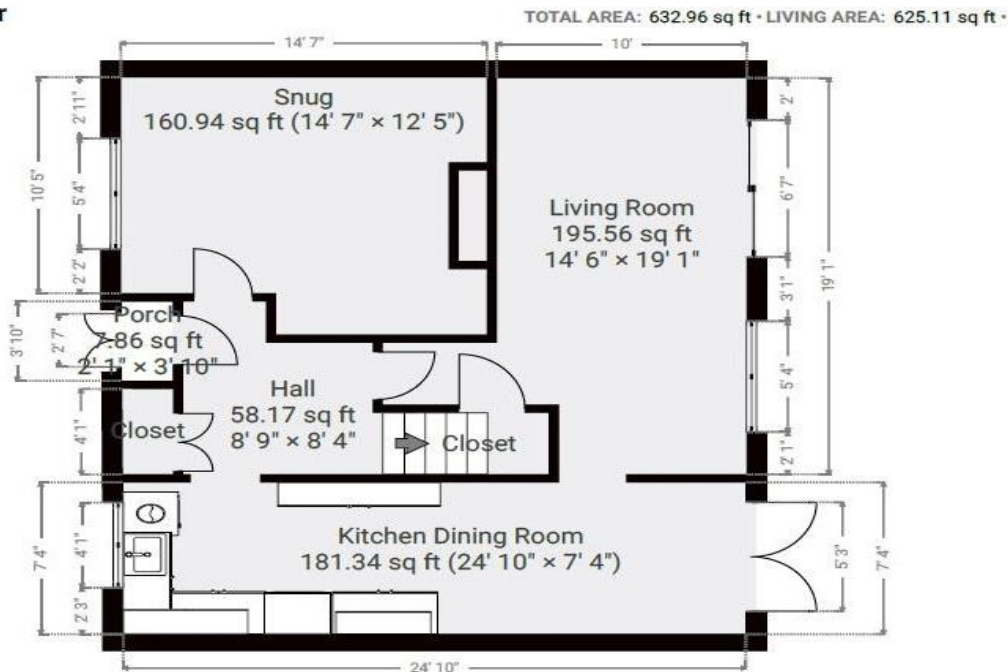




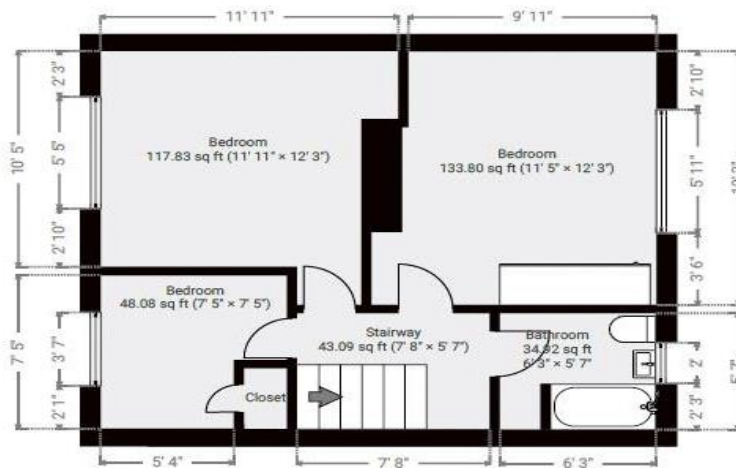
# Floor Plan

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

## ▼ Ground Floor



## ▼ 1st Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 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: 22nd May 2025