



Aspen Close,  
Sutton Coldfield, B76 2PA

**Offers in Excess of £475,000**

Paul Carr are delighted to offer for sale this detached residence. This house has huge potential and is ready to be transformed into a beautiful family home. It is located in a sought-after location, close to public transport links, nearby schools for all ages and local amenities.

The property boasts an entrance hall, guest cloakroom, large dual aspect lounge which offers a glorious garden view, dining room perfect for entertaining and a spacious kitchen that is large enough to include a table and chairs, making it an ideal hub for family meals.

The first floor offers four excellent bedrooms; two with en-suite facilities and built-in wardrobes, a third bedroom with built-in wardrobes and a single fourth bedroom plus a family bathroom.

Outside the property does not disappoint there is a wide fore garden with lawn and driveway leading to a double garage with electric up and over doors and an enclosed rear garden with patio, lawn and planted flower beds.

Offering no upward chain it will be a lucky purchaser who gets to secure this superb family home.

Tenure: We can confirm the property is Freehold.

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

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

Lounge 19' 4" x 11' 3" (5.89m x 3.43m)

Dining Room 12' 7" x 9' 6" (3.83m x 2.89m)

Kitchen 13' 1" x 12' 8" (3.98m x 3.86m)

W.C.

Bedroom 1 11' 6" x 9' 10" (3.50m x 2.99m)

Ensuite 7' 8" x 5' 10" (2.34m x 1.78m)

Bedroom 2 11' 9" x 8' 6" (3.58m x 2.59m)

Ensuite 5' 5" x 5' 4" (1.65m x 1.62m)

Bedroom 3 10' 9" x 8' 4" (3.27m x 2.54m)

Bedroom 4 7' 8" x 7' 1" (2.34m x 2.16m)

Bathroom 7' 8" x 5' 10" (2.34m x 1.78m)

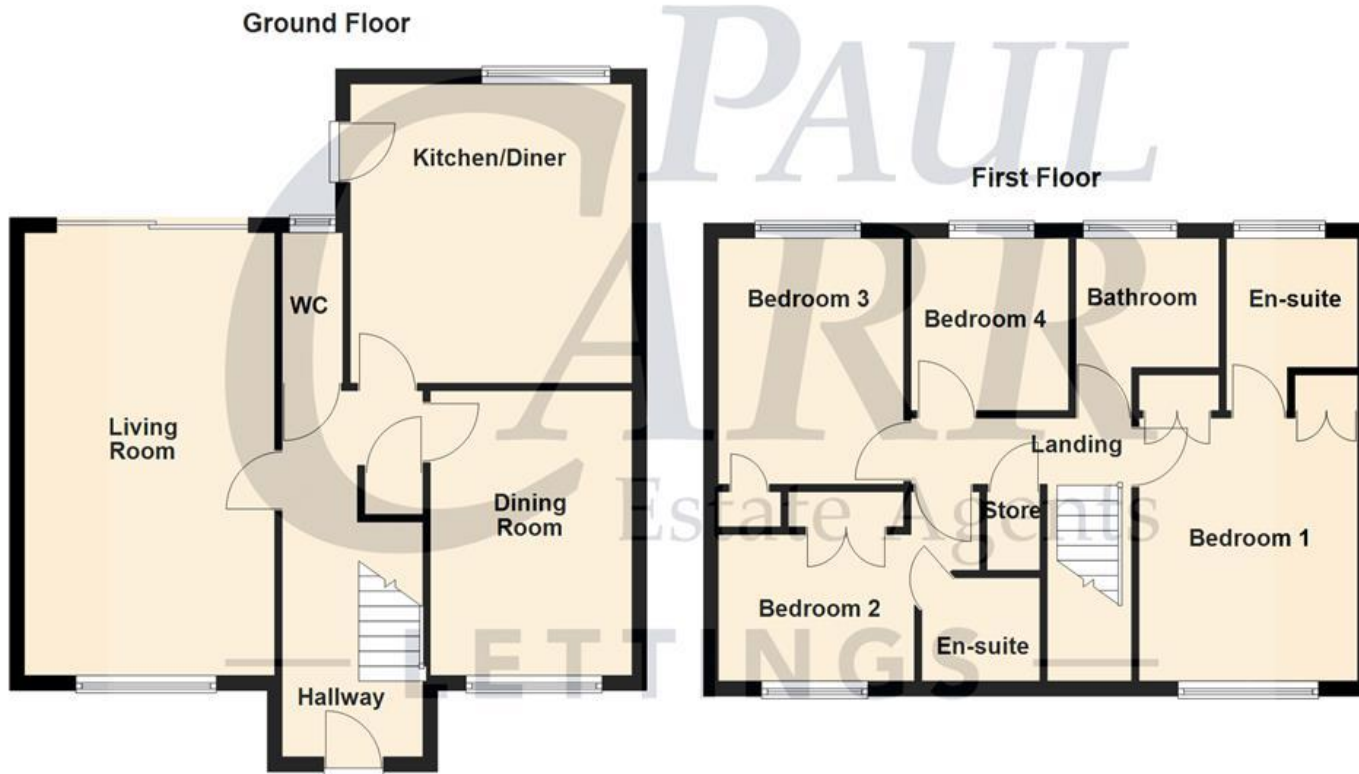






# Floor Plan

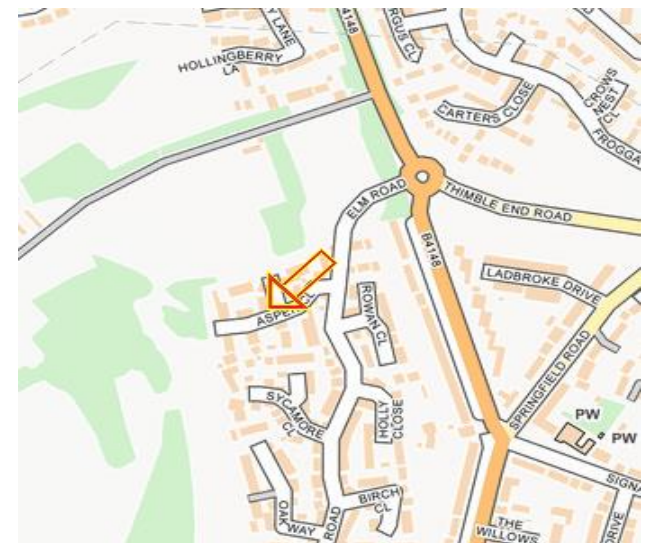
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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: 22nd May 2025