



Plants Brook Road,
Sutton Coldfield, B76 1HH

Offers in Excess of £325,000

Paul Carr Estate Agents is delighted to present this fabulous three-bedroom semi-detached bungalow, ideally situated on the ever-popular and peaceful Plants Brook Road — a tranquil, residential setting that offers both charm and convenience.

Sold with no onward chain, Paul Carr Estate Agents is delighted to present this fabulous three-bedroom semi-detached bungalow, ideally situated on the ever-popular and peaceful Plants Brook Road — a tranquil, residential setting that offers both charm and convenience.

Set back from the road, the property is fronted by a beautifully maintained full-width front garden, perfect for the green-fingered buyer. This picturesque frontage adds kerb appeal and a sense of calm as you arrive.

Step through a useful porch, ideal for coats and boots, and into a welcoming entrance hallway that gently winds through the home, offering access to all principal rooms.

Internally, the accommodation is expansive and thoughtfully laid out, featuring three generous double bedrooms, each with ample space for furniture and storage. The heart of the home is the impressively spacious lounge, which offers serene views over the large, private rear garden — a split-level haven bursting with potential for landscaping, entertaining, or simply enjoying the outdoors. The well-appointed kitchen breakfast room is perfect for casual dining and morning coffee, while the family bathroom is clean, functional, and ready for use, with scope for modernisation if desired.

Additional highlights include a wide variety of built-in storage, a detached garage, and the rare bonus of being sold with no onward chain, ensuring a speedy and secure transaction.

This is a rare opportunity to secure a truly special home in an idyllic location, ideal for downsizers, families, or those seeking single-storey living with garden space and scope to personalise.

This property will be freehold upon completion.

Tenure: We can confirm the property is Leasehold. Will be freehold on completion.

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

Services Connected: Gas, electric, water & drainage.

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

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Living Room 19' 1" x 15' 9" (5.81m x 4.80m)

Kitchen 11' 9" x 11' 2" (3.58m x 3.40m)

Bedroom 1 13' 2" x 10' 7" (4.01m x 3.22m)

Bedroom 2 13' 2" x 9' 2" (4.01m x 2.79m)

Bedroom 3 10' 3" x 6' 11" (3.12m x 2.11m)

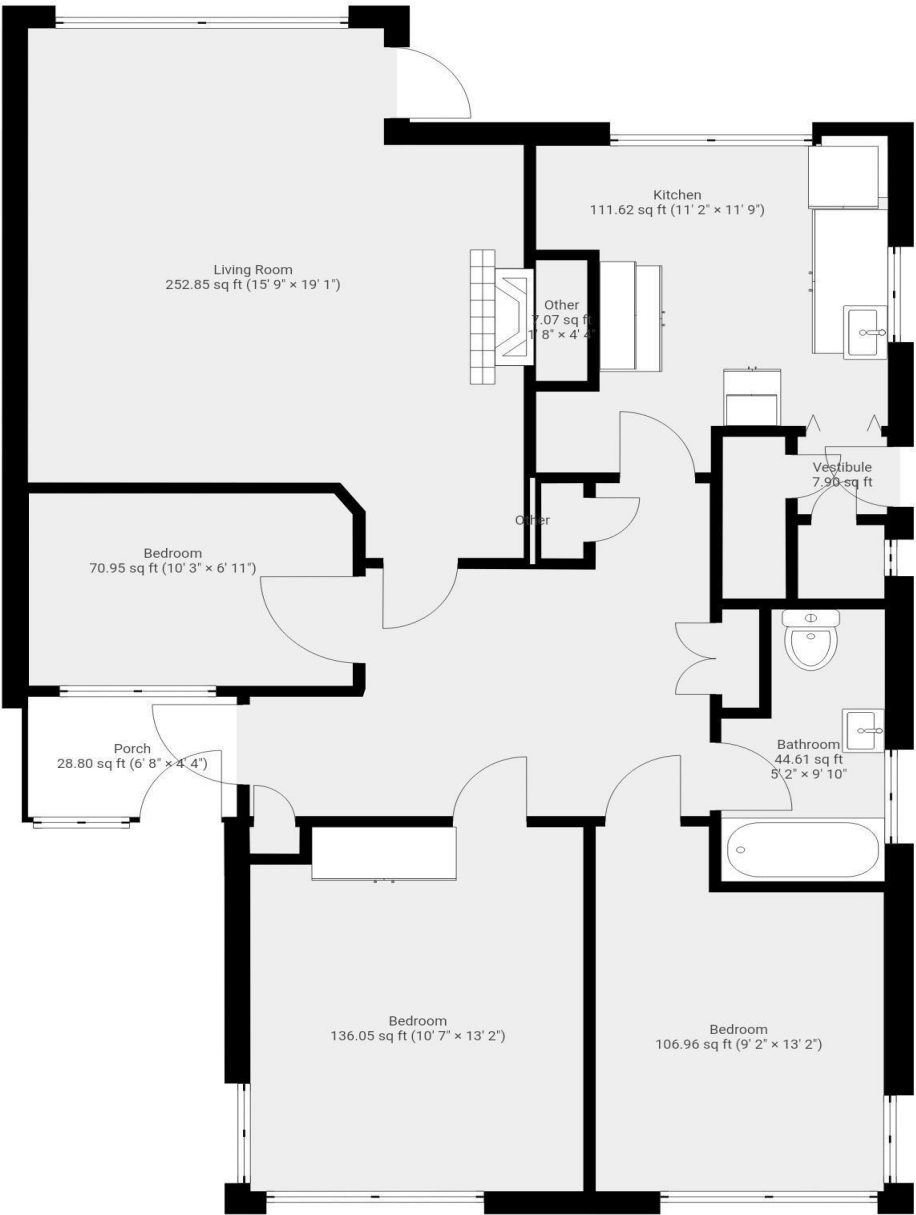
Bathroom 9' 10" x 5' 2" (2.99m x 1.57m)





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: 23rd May 2025