



Romilly Close,
Sutton Coldfield, B76 2TN

£325,000

Welcome to this well presented semi-detached house. This delightful home boasts a wonderful blend of warmth, comfort, and space, truly making it a gem that is perfect for first-time buyers, investors, and families alike. As you step inside, you'll be greeted by two inviting reception rooms. The first is adorned with a charming bay window that welcomes a flood of natural light, creating a bright and cheerful atmosphere. The second reception room is equally as charming, offering direct access to the garden, allowing you to enjoy the serene outdoors from the comfort of your home. This house features a galley kitchen, perfectly designed to cater to all your culinary needs.

With three well-sized bedrooms on offer, this property provides ample space for everyone. The master bedroom is a luxurious double room that promises restful nights. The second bedroom is also a double room, offering generous space and comfort. The third bedroom is a cosy single room, perfect for a child or as a guest room. A well-appointed bathroom serves the property, promising a refreshing start to your day and a relaxing wind-down in the evening.

This property is perfect for a multi car family as it offers a large drive.

This property also benefits from an EPC rating of D and falls within council tax band C. Located near schools and local amenities, it offers an ideal combination of convenience and lifestyle.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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

Living Room 11' 11" x 11' 1" (3.63m x 3.38m)

Dining Room 12' 2" x 10' 4" (3.71m x 3.15m)

Kitchen 8' 10" x 6' 9" (2.69m x 2.06m)

Landing

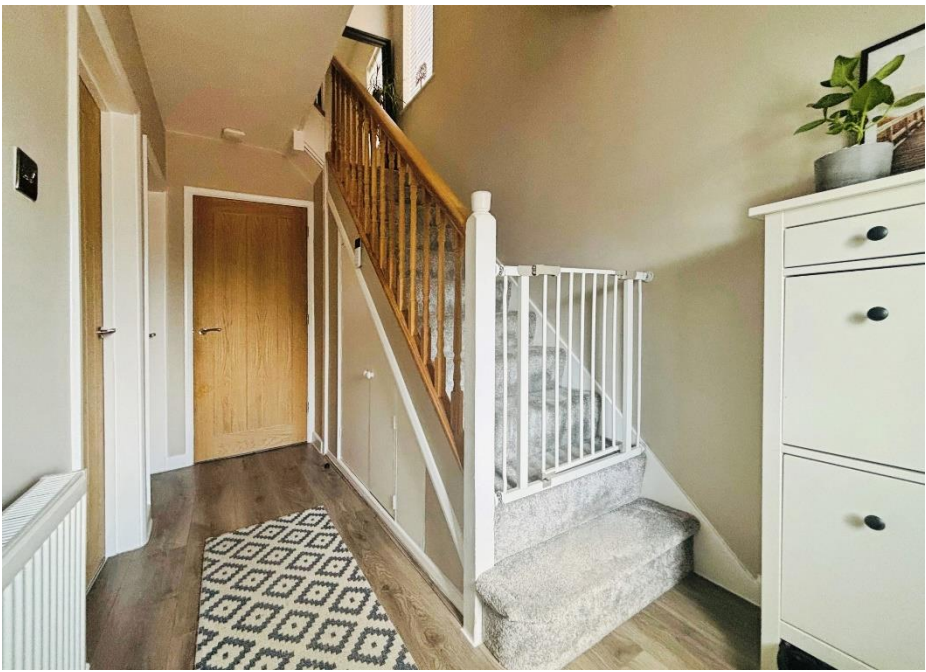
Bedroom 1 11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom 2 12' 6" x 10' 8" (3.81m x 3.25m)

Bathroom 7' 6" x 6' 5" (2.28m x 1.95m)

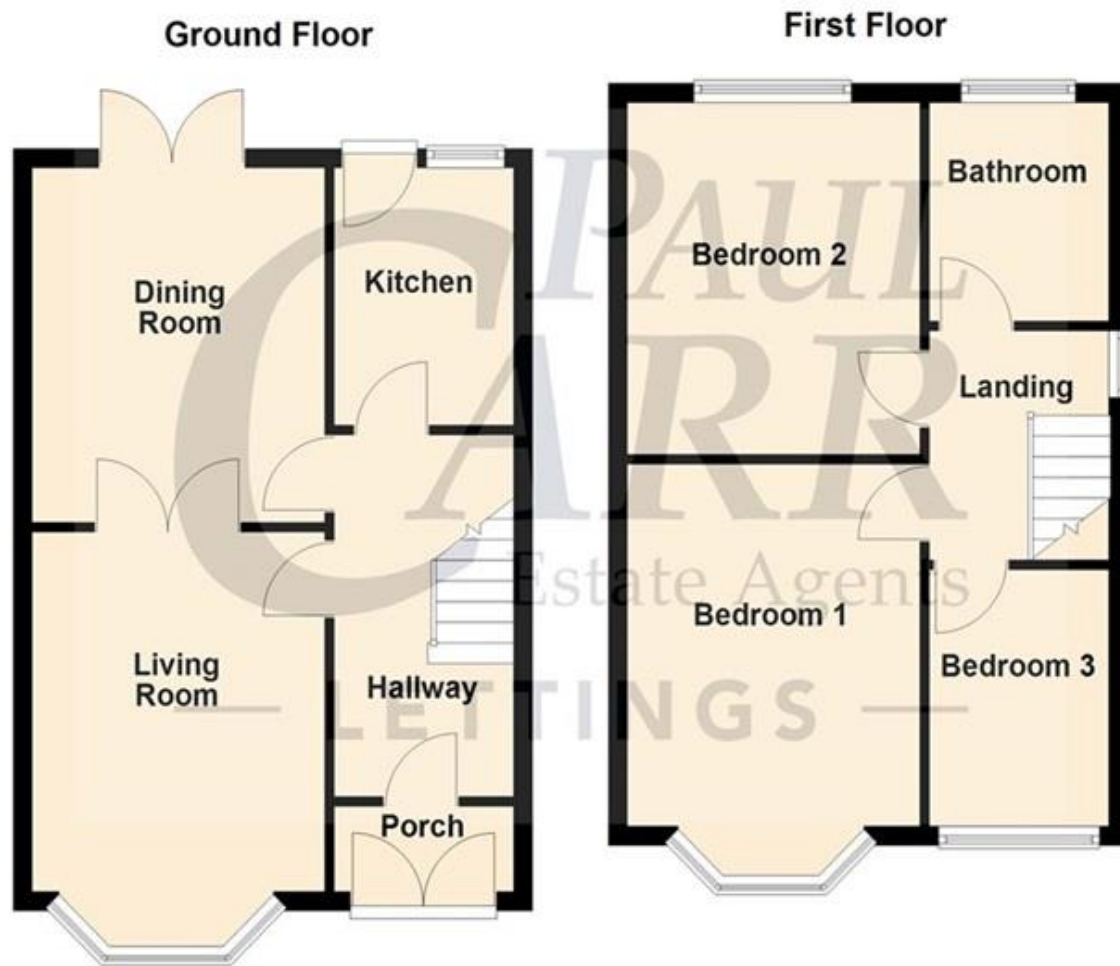
Bedroom 3 8' 10" x 6' 6" (2.69m x 1.98m)





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		88 B
69-80	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: 2nd June 2025