



Brooks Road,
Sutton Coldfield, B72 1HP

Offers in the Region Of £650,000

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This well proportioned characterful detached property occupies an enviable and desirable residential location set within close proximity of many sought after amenities including schools shops and transport links. Offering the advantage of no onward chain the accommodation is accessed via an enclosed porch which leads onto a most welcoming hall with cloak cupboard and doors leading to a generous lounge, sitting room and dining room along with a well proportioned kitchen, guest cloakroom and pantry. To the first floor there are three good size bedrooms, two with built in wardrobes with bedroom two having access to a front balcony, a family bathroom and box room. Outside a driveway provides off road parking for multiple vehicles and garage access whilst a secure side gate takes you through to the mature rear garden and patio. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





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: 9th August 2025

Property Specification

SUPERBLY LOCATED DETACHED PROPERTY
THREE WELL PROPORTIONED BEDROOMS
NO ONWARD CHAIN
GENEROUS LOUNGE AND SEPARATE SITING ROOM
DINING ROOM

Lounge 5.74m (18'10") x 3.71m (12'2") max

Sitting Room 3.71m (12'2") x 2.49m (8'2")

Dining Room 4.12m (13'6") x 2.72m (8'11")

Kitchen 4.12m (13'6") x 2.77m (9'1")

WC

Pantry 0.99m (3'3") x 0.92m (3')

Garage

Hall

Porch

Closet

Landing

Eaves

Bathroom
Store

Bedroom 1 4.24m (13'11") x 3.96m (13')

Bedroom 2 4.27m (14') x 3.01m (9'11")

Viewer's Note:

Services connected: Gas, Electric, Water Drainage
Council tax band: F
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

