



Barrack Close,  
Sutton Coldfield, B75 7HB

Offers in Excess of £575,000



Presented to market with the security of no onward chain, this substantial executive detached family home boasts a double garage, just over 1780 square feet of accommodation spread generously over three storeys, all packaged in a desirable location in Sutton Coldfield. On front elevation, the handsome property is double-fronted and strikes a balance between character and contemporary. There is a driveway for off road parking, access to the double garage and side entry to the private rear garden.

Stepping in inside, the viewer is greeted to a useful porch which provides some transitional space between external and internal, the perfect boundary to kick off your shoes and step into the interior accommodation

The welcoming entrance hall is grand in its appearance (and winds off in all directions to the various downstairs rooms). Immediately to the right is a generous lounge flooded with natural light and characterised by a feature fireplace the ideal space to wind down and relax with friends and family.

There is a formal dining room parallel to the lounge which is versatile in its possible usages either as a Dining Room, snug, home office, or playroom. Indeed, the present owners have cycled through many different setups for this space over the years and found it an invaluable boon. The recently re-fitted kitchen has attractive matching wall and floor storage units. Comprising Neff combination microwave top oven, main oven and warming drawer, 5 ring gas hob, overhead extractor, (plate warmer, breakfast bar), wine cooler, and decadent quartz countertop space for food preparation, the kitchen has been thoughtfully designed, and everything has its place. There is a utility room also situated off the kitchen.

Further off the kitchen is a generously proportioned conservatory with sweeping panoramic views of the private rear garden. A space to be enjoyed all year round.

First floor comprises two double bedrooms both sporting integral storage solutions and ensuite bathrooms with the master suite also benefitting from a dressing area. There is also an extra room located on this floor, which could be set up as a first-floor office space or nursery.

Crowning the already sprawling accommodation, the top floor is comprised of two very large bedrooms that also have fitted wardrobes to save on floor space for even more furniture that can flesh out the space. Both are serviced by the family bathroom located off the landing.

To the rear of the property, the home is encompassed by a gorgeous and (very) large private rear garden. As one of the larger plots on the close, the garden is part patio and decking for al fresco dining and part laid to lawn for enjoying this serene and generous space all year round.

Crammed with living space, flexible living accommodation, one of the largest gardens on the close, and all sold with the security of no onward chain for a hassle-free transaction, Barrack Close is a property you are sure to fall in love with. Inquire today!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.





**Reception Hall 19' 8" x 7' 3" (6m x 2.2m)**

**Lounge 19' 8" x 11' 10" (6m x 3.6m)**

**Snug 11' 10" x 10' 10" (3.6m x 3.3m)**

**Kitchen 10' 10" x 18' 1" (3.3m x 5.5m)**

**Conservatory 16' 5" x 10' 10" (5m x 3.3m)**

**WC 5' 7" x 3' 3" (1.7m x 1m)**

**Bedroom One 11' 10" x 11' 10" (3.6m x 3.6m)**

**Bedroom One En-Suite 5' 3" x 7' 10" (1.6m x 2.4m)**

**Bedroom Two 12' 6" x 10' 10" (3.8m x 3.3m)**

**Bedroom Two En-Suite 7' 7" x 10' 6" (2.3m x 3.2m)**

**Study/Bedroom Five 7' 10" x 6' 7" (2.4m x 2m)**

**Bedroom Three 13' 9" x 12' 2" (4.2m x 3.7m)**

**Bedroom Four 13' 9" x 11' 10" (4.2m x 3.6m)**

**Bathroom 9' 6" x 6' 11" (2.9m x 2.1m)**

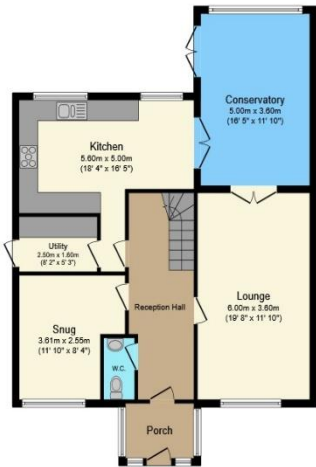






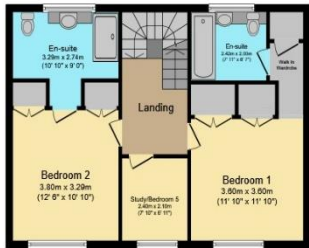
# Floor Plan

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



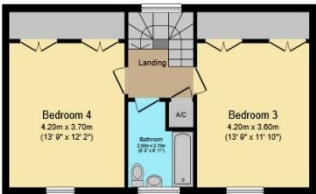
Ground Floor

Floor area 93.2 sq.m. (1,004 sq.ft.)



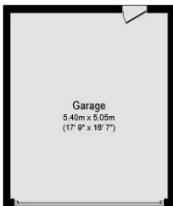
First Floor

Floor area 61.7 sq.m. (664 sq.ft.)



Second Floor

Floor area 49.0 sq.m. (527 sq.ft.)



Garage

Floor area 27.3 sq.m. (294 sq.ft.)

## Energy Performance Rating

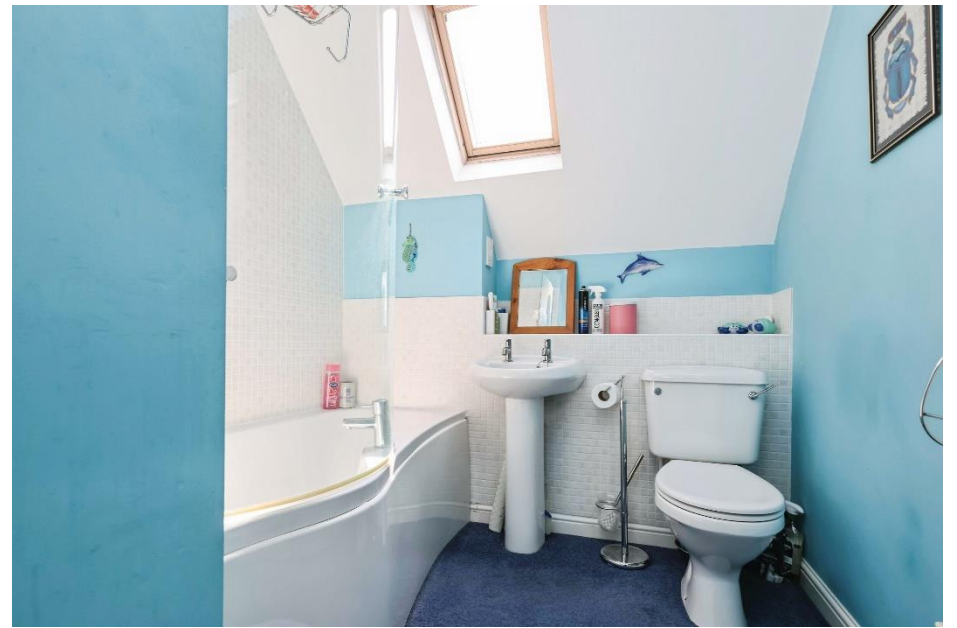
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location



Total floor area: 231.2 sq.m. (2,488 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







### ***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: 16th August 2025