



16 Carlton Close
Sutton Coldfield | West Midlands | B75 6BX





STEP INSIDE

16 Carlton Close

Tucked away at the end of a peaceful and highly exclusive cul-de-sac, this impressive detached residence combines space, elegance, and contemporary style in one of Sutton Coldfield's most desirable residential areas. Boasting five bedrooms, three bathrooms and three reception rooms / areas, this modern home affords an amenable arrangement for a modern day family lifestyle.

Occupying a generous corner plot, the property enjoys a sweeping driveway with parking for a number of vehicles, complemented by an immaculately landscaped frontage. Its setting offers the perfect balance of a quiet yet convenient location, with excellent transport links to Birmingham City Centre, easy motorway access, and close proximity to highly regarded schools, shops, dining and entertaining amenities.

Ground Floor

The home opens into a striking reception hall, finished with hardwood parquet flooring and a feature spindle staircase, setting the standard for the tasteful interiors throughout. This inviting space provides access to the main reception rooms as well as a two storage cupboards and ground floor WC.

The dual-aspect lounge is bright and spacious, centred around an attractive feature fireplace, with a large bay window to the front and French doors opening out to the garden patio to the rear, perfect for family gatherings or entertaining guests.

The heart of the home is a bespoke open-plan kitchen and living area, fitted with an extensive range of high-quality cabinetry, soft-close storage, and granite work surfaces. Premium NEFF appliances, including a double oven and dishwasher are all integrated, while a breakfast bar provides a casual dining spot. Beyond, sleek Crittall doors lead into a stunning garden room, where floor-to-ceiling glazing floods the space with natural light and offers uninterrupted garden views—a perfect space for year-round dining or relaxation.

A large utility room provides additional storage and laundry facilities, with direct access to the front of the house. From here, there is also internal access to the garage.

First Floor

Upstairs, the main bedroom is a fantastic retreat, offering space for a super-king bed, with a dressing room, and a beautifully appointed en-suite with walk-in shower and a vanity unit. The family bathroom features a freestanding bath, stylish vanity, a WC and towel radiator. Two further double bedrooms on this floor are equally well-presented, with garden views and ample space for furnishings.

Second Floor

The upper level is arranged around a skylit mezzanine landing and provides two additional double bedrooms, both with dual-aspect views. A sleek shower room with rainfall shower completes this floor, making it ideal for young adults or extended family.















STEP OUTSIDE

16 Carlton Close

Outside

The rear garden is a delightful retreat, with manicured hedging and fencing creating a sense of seclusion. A generous lawn and paved terrace provide excellent outdoor living and entertaining space, while additional storage is available via a garden shed and the integral garage.

Services, Utilities & Property Information

Tenure: Freehold

Council Tax Band: F

Local Authority: Birmingham City Council

EPC Rating: C

Property Construction:

Electricity Supply: Mains

Water Supply: Mains

Drainage & Sewerage: Mains

Heating: Mains Gas

Broadband: FTTP FTTC / Ultrafast Full Fibre Broadband connection available. We advise you to check with your provider.

Mobile Signal/Coverage - 4G/5G mobile signal is available in the area. We advise you to check with your provider.

Parking: Single Garage, Driveway and On Street Parking

Directions

Postcode: B75 6BX / what3words: bids.object.burst

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country Sutton Coldfield and Lichfield on Tel Number 07809763430

Website

For more information visit <https://www.fineandcountry.co.uk/sutton-coldfield-and-lichfield-estate-agents>

Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

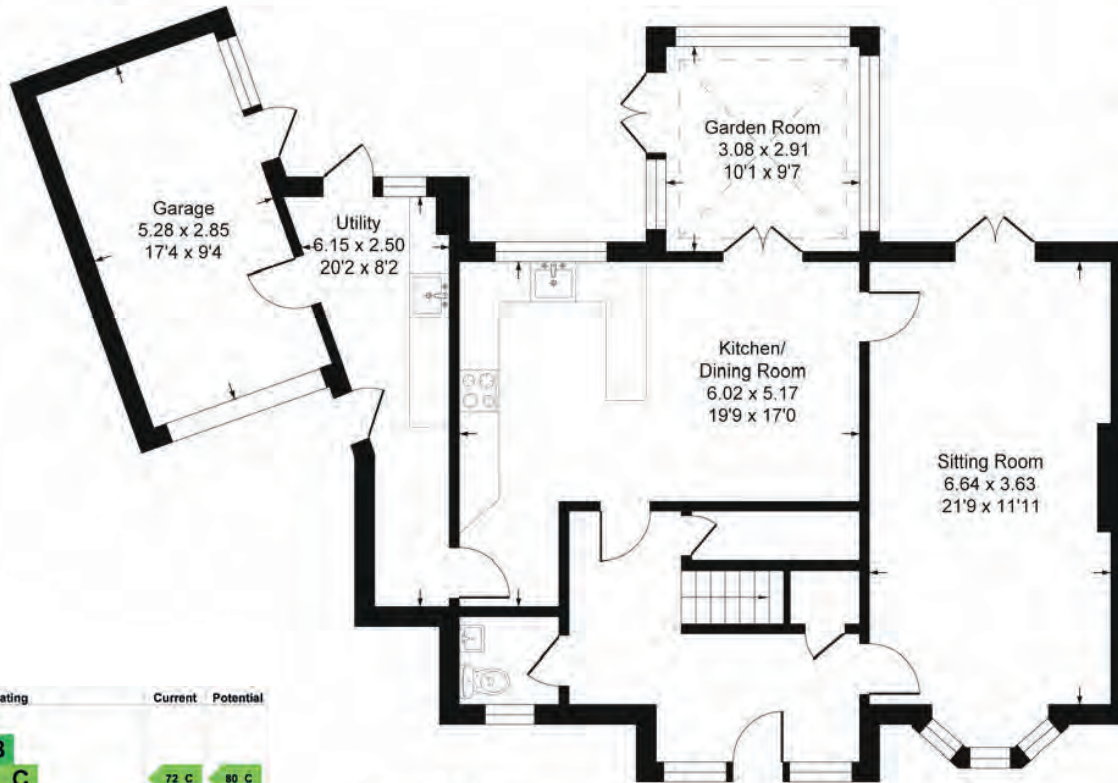
Sunday - By appointment only



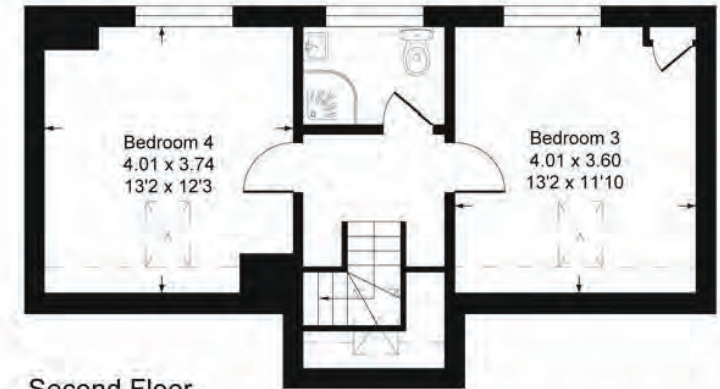
Offers over £700,000

16 Carlton Close, B75 6BX

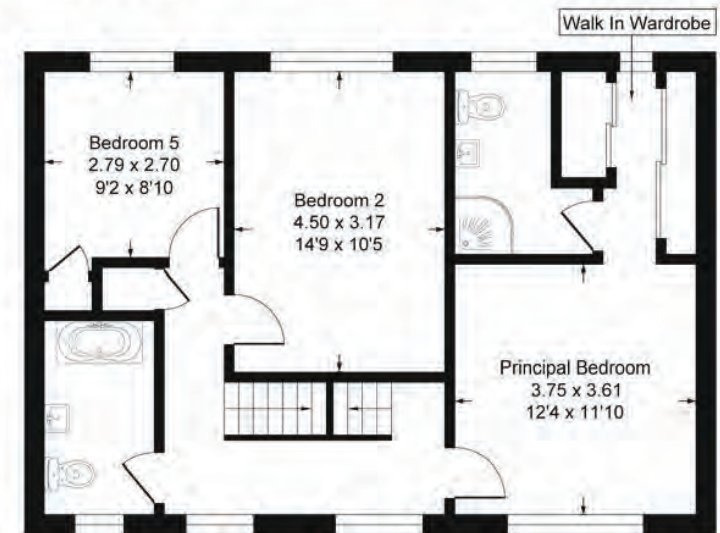
Approximate Gross Internal Floor Area = 210.6 sq m / 2267 sq ft



Ground Floor



Second Floor



First Floor

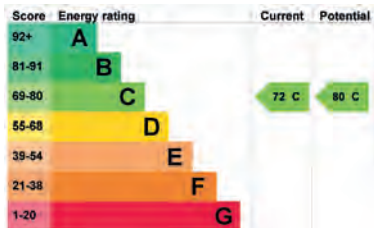


Illustration for identification purposes only, measurements are approximate, not to scale.

follow Fine & Country Sutton Coldfield on



Fine & Country Sutton Coldfield and Lichfield
46-48 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BT
+44 (0) 121 272 6900 | sutton@fineandcountry.com

