



23 Park Road,
Offers In Region Of £325,000

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23 Park Road is more than just a house — it's a lifestyle. Nestled in the very heart of Sutton Coldfield, this two-bedroom Victorian terrace sits in an enviable position with every amenity you could want within easy reach. Imagine stepping out of your front door and within minutes strolling into Sutton Park for a morning walk, catching a train into Birmingham from the nearby station, or enjoying the leisure facilities at Wyndley. Add to that the convenience of Sutton town centre's shops, cafés, and restaurants just around the corner, and you'll see why this location is so highly regarded.

The home itself has been carefully and sympathetically modernised. While the property retains the elegance and character typical of Victorian architecture — high ceilings, generous proportions, and a timeless façade — it has been thoughtfully updated for modern living. The result is a warm, welcoming home that balances charm with practicality.

Inside, the open plan lounge and dining room create a bright, sociable space — ideal for everyday living as well as entertaining friends and family. The newly fitted kitchen continues the theme of style and function, offering a sleek and practical workspace for the modern cook.

Upstairs you'll find two double bedrooms, both light and spacious, and a beautifully finished bathroom with contemporary fittings. Every detail has been considered to create a home that feels both stylish and comfortable.

Outside, the garden provides a private retreat — somewhere to enjoy a quiet morning coffee, a weekend barbecue, or simply relax at the end of the day.

Whether you're a first-time buyer looking for a home with character, a downsizer seeking convenience without compromise, or an investor in search of a strong rental opportunity, 23 Park Road offers it all. With no onward chain, the move can be smooth and stress-free.

This home tells a story of the past, but it's ready for the next chapter — could it be yours?





- Prime Sutton Coldfield location
- Victorian charm with modern upgrades
- Open plan lounge and dining room
- Newly fitted kitchen
- Two spacious double bedrooms
- Stylish contemporary bathroom
- Private rear garden
- Walking distance to Sutton Park, town centre & train station
- Sympathetically modernised throughout
- No onward chain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		