



Westwood Road,
Sutton Coldfield, B73 6UN

Offers Over £390,000

Paul Carr Estate Agents are delighted to present this well-maintained three-bedroom detached home, offering an excellent opportunity for buyers to put their own stamp on a spacious and versatile property. With further potential to extend (subject to the necessary planning permissions), this home is ideal for growing families or those seeking future development possibilities.

Situated on a popular residential road, the property benefits from convenient access to well-regarded local schools (buyers are advised to confirm catchment areas), a range of local amenities, excellent transport links and Royal Sutton Park a 2400-acre nature reserve. The property is set back from the road behind a front garden and driveway, providing access to a side garage and entrance porch.

Upon entering, you are welcomed by a spacious reception hallway with stairs leading to the first floor and doors opening to the main living areas. To the front, there is a generous dining room featuring a bay window, while the charming lounge to the rear enjoys views over the garden, with windows and a door opening out onto the patio, creating a bright and inviting living space. The kitchen is fitted with a range of wall and base units, complemented by work surfaces incorporating a sink with drainer. There is space for a freestanding cooker, along with a useful storage cupboard. Adjacent to the kitchen is a practical utility room, offering space and plumbing for a washing machine and further space for a tumble dryer, access to the garage, a guest WC, and a door leading to the rear garden. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom.

The bathroom has been stylishly updated with a contemporary suite, including a low flush WC, wash hand basin, and a bath with shower over.

Externally, the property boasts a generous rear garden, mainly laid to lawn with a patio area, perfect for outdoor dining and entertaining. The garden is well screened, providing a good degree of privacy. To the front, the garage features double doors for easy access and electric vehicle (EV) charging point.

This is a highly desirable home, and early viewing is strongly recommended to fully appreciate the space, potential, and quality of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water, Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk



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Hallway

14' 8" x 6' 2" (4.47m x 1.88m)

Dining Room

15' 0" max x 11' 5" max (4.57m x 3.48m)

Lounge

14' 8" max x 11' 5" max (4.47m x 3.48m)

Kitchen

10' 1" max x 6' 10" max (3.07m x 2.08m)

Utility Room

11' 0" max x 7' 9" max (3.35m x 2.36m)

Guest WC

5' 6" x 3' 3" (1.68m x 0.99m)

First Floor Accommodation

Bedroom 1

15' 4" max x 11' 0" max (4.67m x 3.35m)

Bedroom 2

14' 11" max x 11' 0" max (4.54m x 3.35m)

Bedroom 3

7' 0" max x 7' 11" max (2.13m x 2.41m)

Family Bathroom

8' 1" x 6' 10" (2.46m x 2.08m)

Outside

Garage

14' 10" x 7' 5" (4.52m x 2.26m)

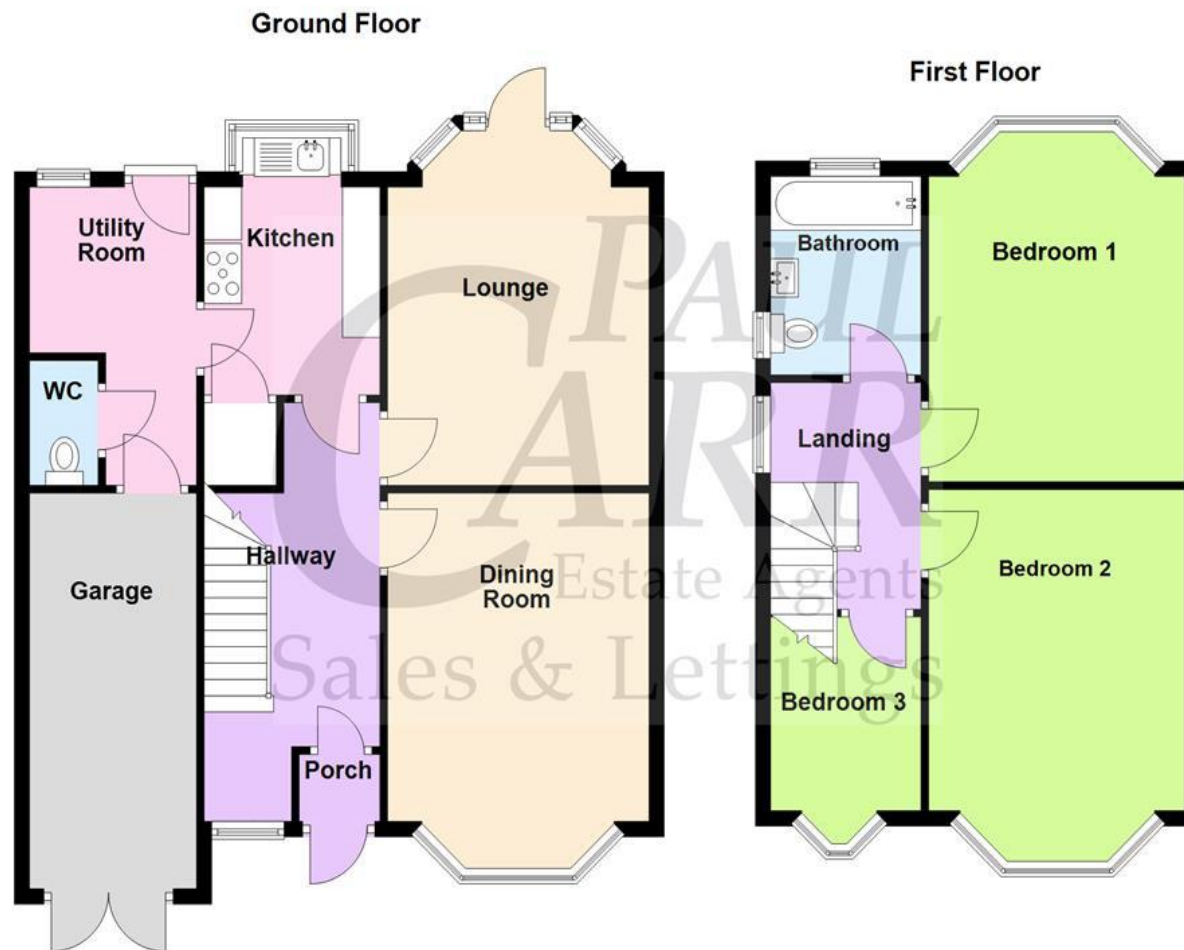
approximate measurements





Floor Plan

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

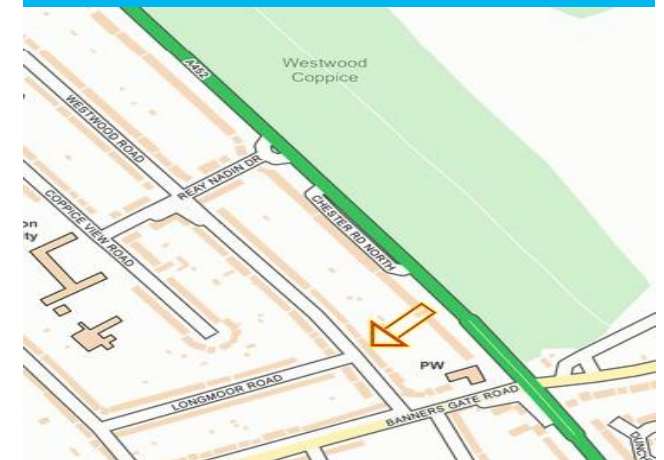


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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