



Westwood Road,
Sutton Coldfield, B73 6UJ

Offers Over £400,000

Situated on the sought-after Westwood Road in Sutton Coldfield, this three-bedroom detached house is offered for sale with no upwards chain.

The property features an entrance porch leading into a spacious hallway, providing access to the lounge, a separate reception room, and a breakfast room that connects to the kitchen. The garage is conveniently accessible from the ground floor, offering additional storage or potential for conversion (subject to all relevant permissions being obtained).

Upstairs, all three bedrooms benefit from fitted wardrobes, while the bathroom and separate WC complete the layout.

Externally, the property boasts a generous south west facing rear garden, perfect for outdoor enjoyment, as well as a front driveway with a lawned area.

Ideally positioned close to Sutton Park, with excellent transport links and local amenities nearby, this home presents a fantastic opportunity for those looking to update and renovate to their own taste.

Tenure: We can confirm the property is Freehold.

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

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



Accommodation

Entrance Porch

2' 7" x 7' 0" (0.79m x 2.13m)

Entrance Hall

16' 10" x 6' 5" (5.13m x 1.95m)

Lounge

16' 2" x 11' 0" (4.92m x 3.35m)

Dining Room

14' 8" x 11' 0" (4.47m x 3.35m)

Kitchen

9' 9" x 9' 8" (2.97m x 2.94m)

Breakfast Room

10' 11" x 6' 3" (3.32m x 1.90m)

Garage

19' 9" x 7' 6" (6.02m x 2.28m)

First Floor Landing

Bedroom One

16' 0" x 11' 1" (max) (4.87m x 3.38m)

Bedroom Two

14' 8" x 11' 1" (4.47m x 3.38m)

Bedroom Three

10' 3" (max) x 6' 4" (3.12m x 1.93m)

Bathroom

6' 7" x 6' 8" (max) (2.01m x 2.03m)

WC

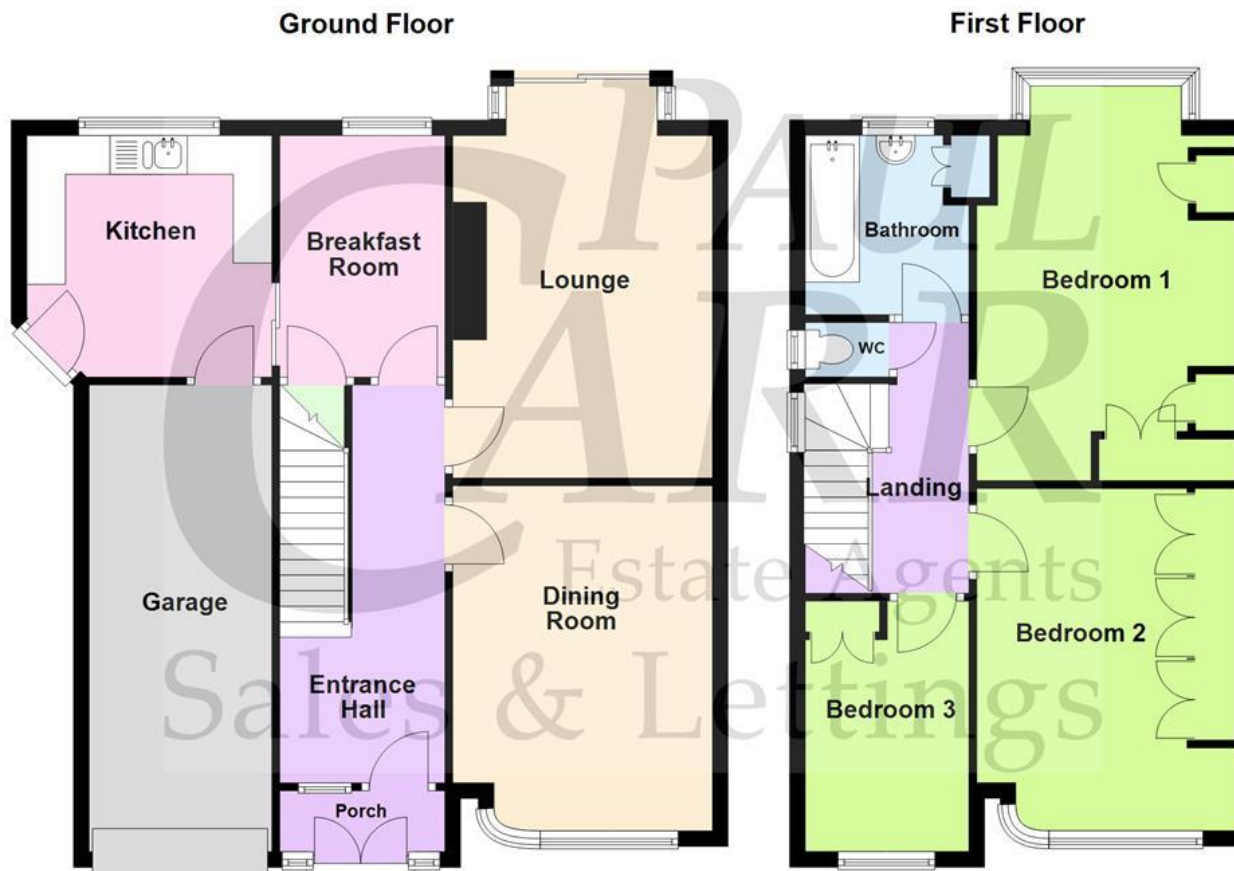
2' 8" x 3' 8" (0.81m x 1.12m)





Floor Plan

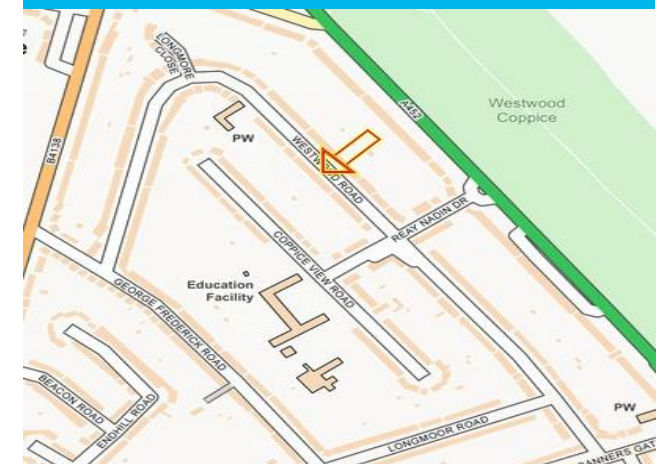
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 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: 4th February 2025

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.