



Westwood Road,  
Sutton Coldfield, B73 6UJ

Offers in the Region Of £650,000



A stunning fully refurbished and extended four-bedroom detached family residence in a prime Sutton Coldfield location.

Paul Carr Estate Agents are delighted to present this exceptional detached family home, which has been thoughtfully extended and comprehensively refurbished to an outstanding specification throughout.

Occupying a highly sought-after residential position in Sutton Coldfield, the property enjoys easy access to highly regarded local schools (catchments should be verified), excellent amenities, transport links and the beautiful Royal Sutton Park, one of Europe's largest Urban parks spanning approximately 2,400 acres.

Set well back from the road behind an attractive block paved driveway providing ample off-road parking, the property also benefits from an integral garage and electric vehicle charging point, creating an impressive first impression from the outset.

Upon entering, you are welcomed by an elegant and spacious reception hallway that immediately showcases the quality and attention to detail evident throughout this superb home. To the front, a beautifully proportioned living room is bathed in natural light courtesy of a feature bay window, creating a warm and inviting space in which to relax.

To the rear of the property, the formal dining room offers an elegant setting for entertaining family and friends.

A feature fireplace creates a striking focal point, whilst a dramatic floor-to-ceiling picture window frames delightful views across the landscaped rear garden. This versatile room could equally serve as a games room, playroom or additional sitting room to suit individual requirements. Undoubtedly the heart of the home is the magnificent open-plan kitchen and family living space.

The stunning designer kitchen has been finished to an exceptional standard and features an extensive range of contemporary wall and base units, premium integrated appliances, mirrored splashbacks and a substantial central island, perfectly suited to modern family living and entertaining alike. Flowing seamlessly from the kitchen is a spectacular orangery extension, flooded with natural light from a striking roof lantern. This beautiful space provides a relaxed family seating area and enjoys an effortless connection to the garden through both French doors and impressive bi-folding doors, perfectly blending indoor and outdoor living.

An inner lobby provides access to a stylish guest WC and the integral garage, which incorporates a practical utility area, adding further convenience to this thoughtfully designed home

The remaining three bedrooms are all excellent-sized doubles, making this an ideal home for growing families. They are served by a superb contemporary family bathroom, beautifully fitted with a feature bath, separate walk-in shower, vanity wash basin and WC, complemented by high-quality tiling throughout.

Outside, the landscaped rear garden provides an exceptional space for both entertaining and family enjoyment. A generous paved terrace offers the perfect setting for al fresco dining, whilst the expansive lawn is bordered by mature fencing, creating a private and secure environment.

Having undergone a complete high-specification refurbishment, this outstanding home is ready to move straight into with no further work required.

Significant improvements include a full electrical rewire, a newly installed gas central heating system, smart heating controls and high-quality fixtures and finishes throughout, ensuring the property combines luxurious presentation with modern efficiency.

Offering beautifully balanced accommodation, exceptional attention to detail and an enviable location close to Royal Sutton Park, this truly outstanding family home represents a rare opportunity to acquire a property of genuine quality.

Early viewing is strongly recommended to fully appreciate the standard of accommodation on offer.

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.





### **Ground Floor Accommodation**

#### Hallway

Lounge 17' 2" into bay x 10' 8" max (5.23m x 3.25m)

Dining Room 15' 9" max x 10' 8" max (4.80m x 3.25m)

Kitchen Diner 17' 9" x 13' 6" (5.41m x 4.11m)

Orangery 12' 8" x 10' 4" (3.86m x 3.15m)

Inner Lobby 5' 3" x 5' 3" (1.60m x 1.60m)

Guest WC 5' 3" x 3' 8" (1.60m x 1.12m)

### **First Floor Accommodation**

#### Principal Bedroom Suite

Bedroom One 14' 5" into bay x 10' 4" (4.39m x 3.15m)

En-Suite Shower Room 5' 9" x 7' 6" (1.75m x 2.28m)

Dressing Room 8' 6" x 6' 6" (2.59m x 1.98m)

Bedroom Two 17' 0" into bay x 10' 8" max (5.18m x 3.25m)

Bedroom Three 15' 7" max x 10' 8" max (4.75m x 3.25m)

Bedroom Four 10' 4" max x 10' 8" max (3.15m x 3.25m)

Family Bathroom 8' 8" x 6' 6" (2.64m x 1.98m)

### **Outside**

Garage 13' 1" x 10' 5" (3.98m x 3.17m)

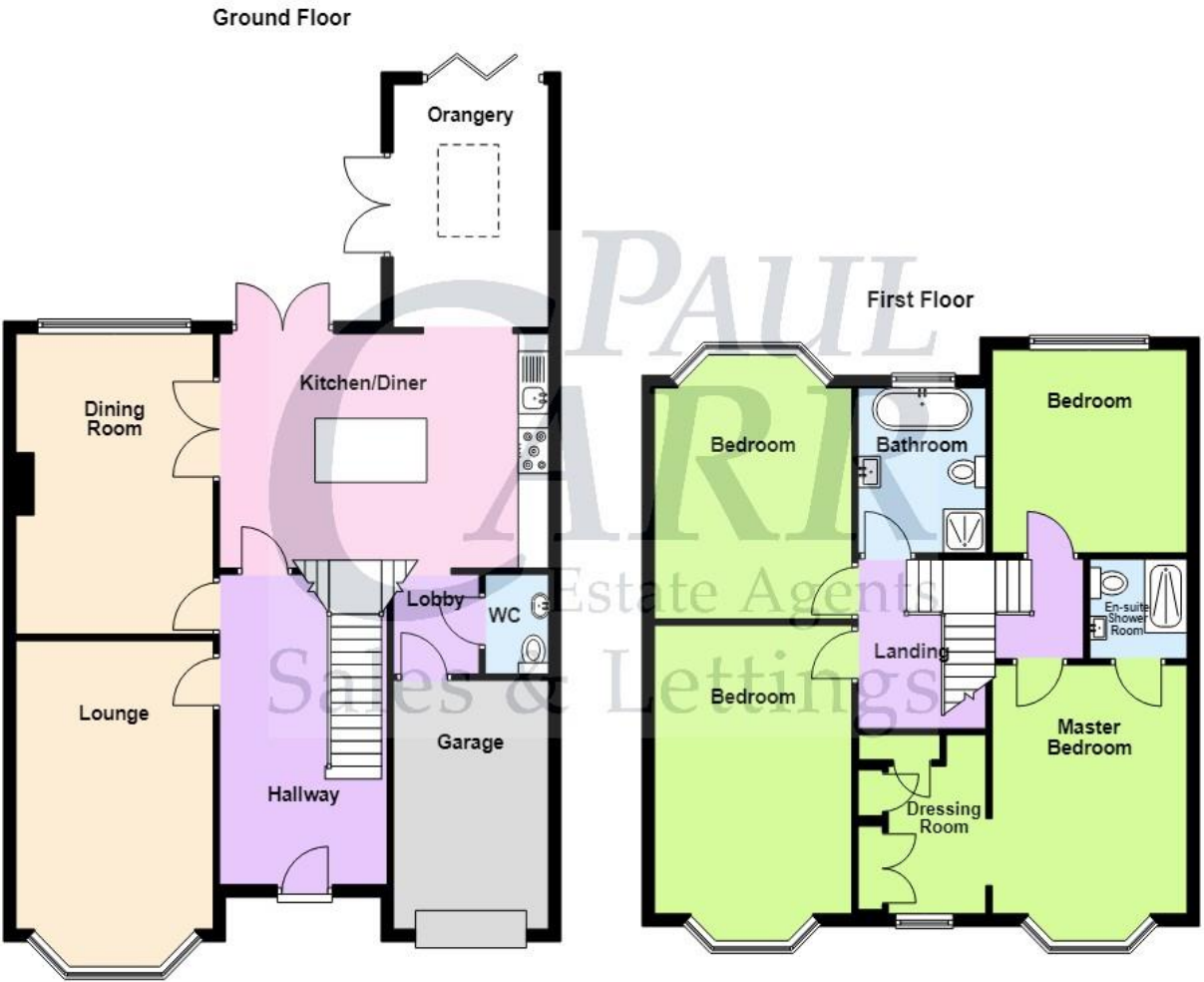






# Floor Plan

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             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location



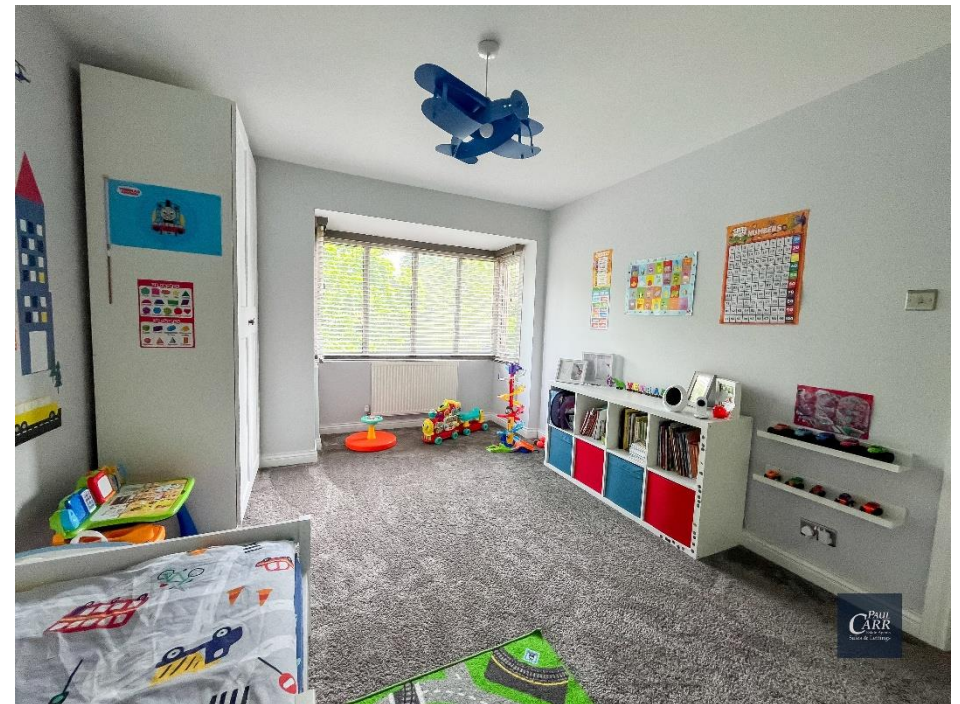




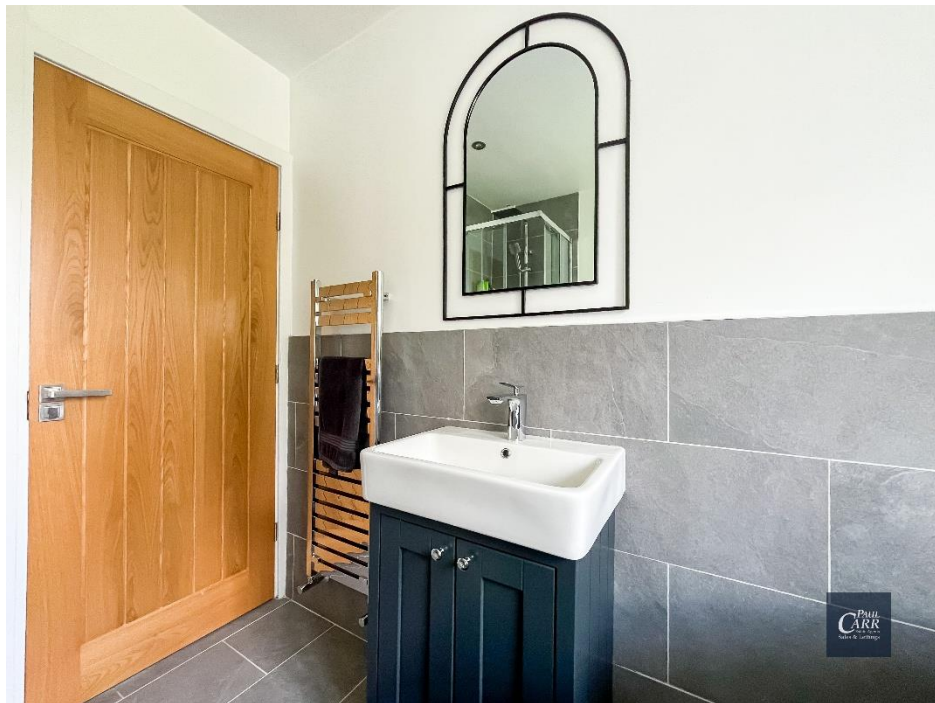
















### Agent's Note:

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: 14th July 2026

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