



Birch Close,
Sutton Coldfield, B76 2PF

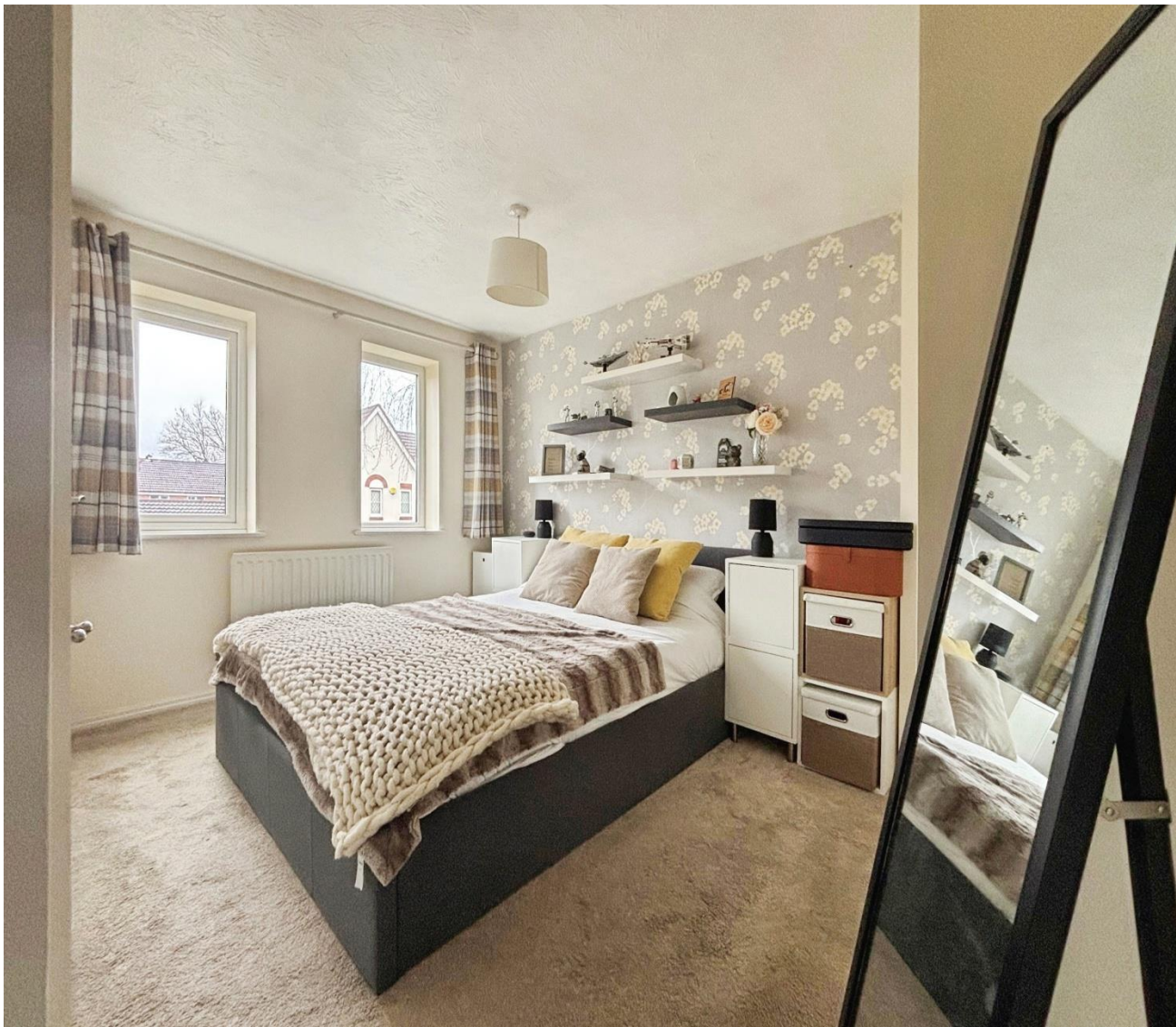
Offers in the Region Of £325,000

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This well presented three-bedroom end of terrace house is for sale in Sutton Coldfield, offering accommodation suited to first-time buyers, families and investors. The property provides an exceptional sized lounge with which is a bright space suitable for general living and entertaining, Off the lounge is a cosy sitting room which offers view of the garden, This would be ideal for creating an additional area for relaxation or play. Off the hallway is a WC perfect for when your entertaining. The main bedroom is a double room with an en-suite and a built-in wardrobes. A further double bedroom and a single bedroom complete and a family bathroom offering a shower over the bath. Outside, the garden offers private outdoor space for leisure, gardening or children's activities. Sutton Coldfield is known for its range of local amenities, including shops, cafés and services in and around the town centre and nearby high streets. There are nearby schools catering for various age groups, as well as accessible green spaces, including Sutton Park, one of the largest urban parks in Europe, offering walking trails, open heathland and playgrounds. Public transport links are available via Sutton Coldfield and Four Oaks railway stations, with services to Birmingham New Street typically taking around 20-25 minutes, providing access to the wider regional and national rail network. Local bus routes connect surrounding residential areas with the town centre and neighbouring districts, supporting both commuting and leisure travel.





Property Specification

A WONDERFUL MODERN STYLED PROPERTY
IDEALLY LOCATED ON A POPULAR RESIDENTIAL
DEVELOPMENT
ENTRANCE HALL AND GUESTS CLOAKROOM
A VERY GENEROUS LIVING ROOM
FABULOUS REAR EXTENSION

Hall

Kitchen 10' 7" x 7' 6" (3.22m x 2.28m)

WC 5' 5" x 2' 11" (1.65m x 0.89m)

Lounge 16' 8" x 13' 9" (5.08m x 4.19m)

Sitting Room 10' 6" x 9' 6" (3.20m x 2.89m)

Landing

Bedroom 1 10' 9" x 11' 11" (3.27m x 3.63m)

Ensuite 5' 3" x 4' 10" (1.60m x 1.47m)

Bedroom 2 10' 9" x 8' 0" (3.27m x 2.44m)

Bathroom 7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom 3 8' 10" x 5' 7" (2.69m x 1.70m)

Ensuite 5' 3" x 4' 10" (1.60m x 1.47m)

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: 19th February 2026

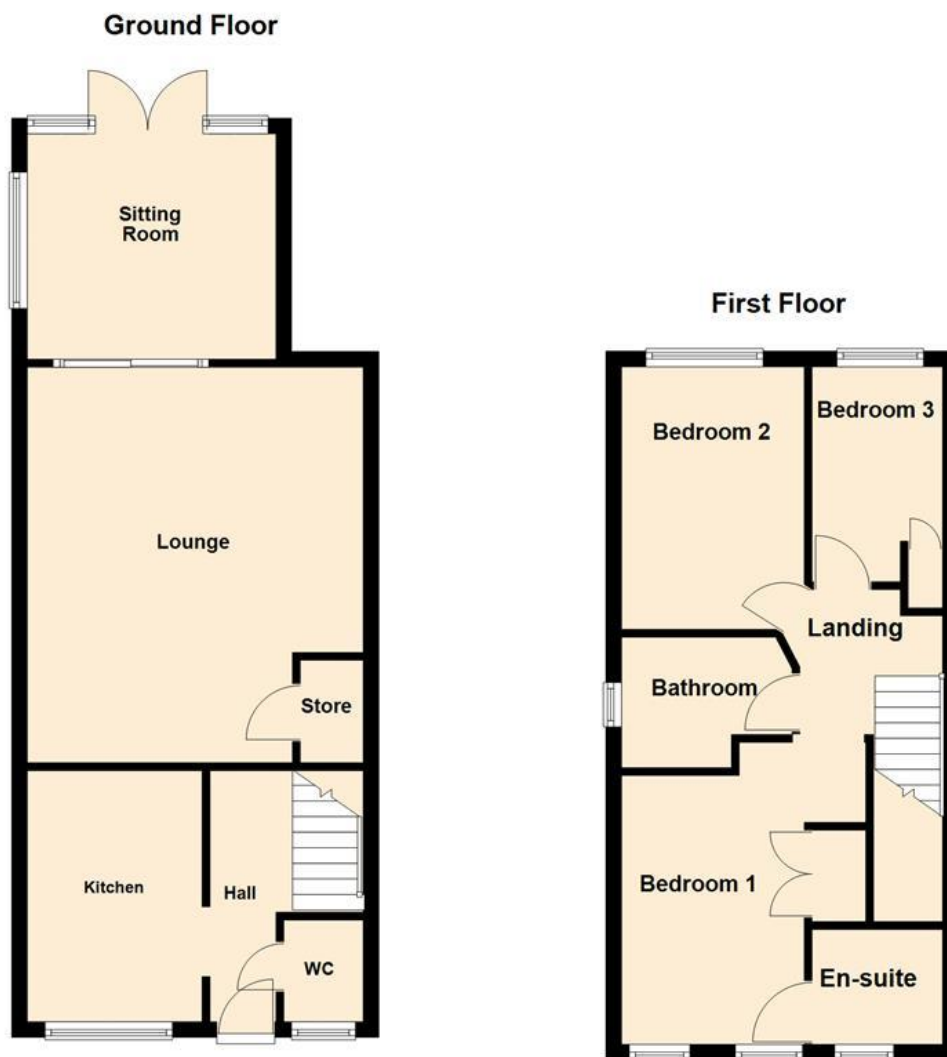
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band: D
FREEHOLD

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

