



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Rockingham Gardens,  
Sutton Coldfield, B74 2PN

**Offers in Excess of £455,000**

A rare opportunity to acquire a home full of fond memories, character and potential, ready for a new family to make memories of their own. Offered with no upward chain, the property has been a much-loved home and is ready for its next chapter.

The accommodation comprises a welcoming living room, separate dining room, and a kitchen with access to the garage. Upstairs, there are three good size bedrooms and a family bathroom.

While the property would benefit from a programme of modernisation, it offers a blank canvas for buyers to update and personalise to their own taste and style. Having been cherished over the years, it retains a warm and homely feel, with plenty of potential to become a beautiful family home once again.

Outside, there is a rear garden, an attached garage, and a driveway to the front providing off-road parking.

With Ofsted Outstanding, Little Sutton Primary just a few minutes walk from your doorstep, the house couldn't be better located for schools, shops and transport links. Nearby Mere Green has a stylish array of same that is not to be missed and only a short walk away from both Sutton town centre and Sutton Park.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



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Porch

Hall

Living Room 5.00m (16'5") x 3.63m (11'11")

Dining Room 3.51m (11'6") x 3.10m (10'2")

Kitchen 4.64m (15'3") x 2.93m (9'8") max

WC 1.57m (5'2") x 1.09m (3'7")

Garage 9.76m (32') x 2.64m (8'8")

Landing

Bedroom 1 3.94m (12'11") x 3.53m (11'7")

Dressing Area 3.51m (11'6") x 2.13m (7')

Bedroom 2 3.33m (10'11") x 3.10m (10'2")

Bedroom 3 2.95m (9'8") x 2.29m (7'6")

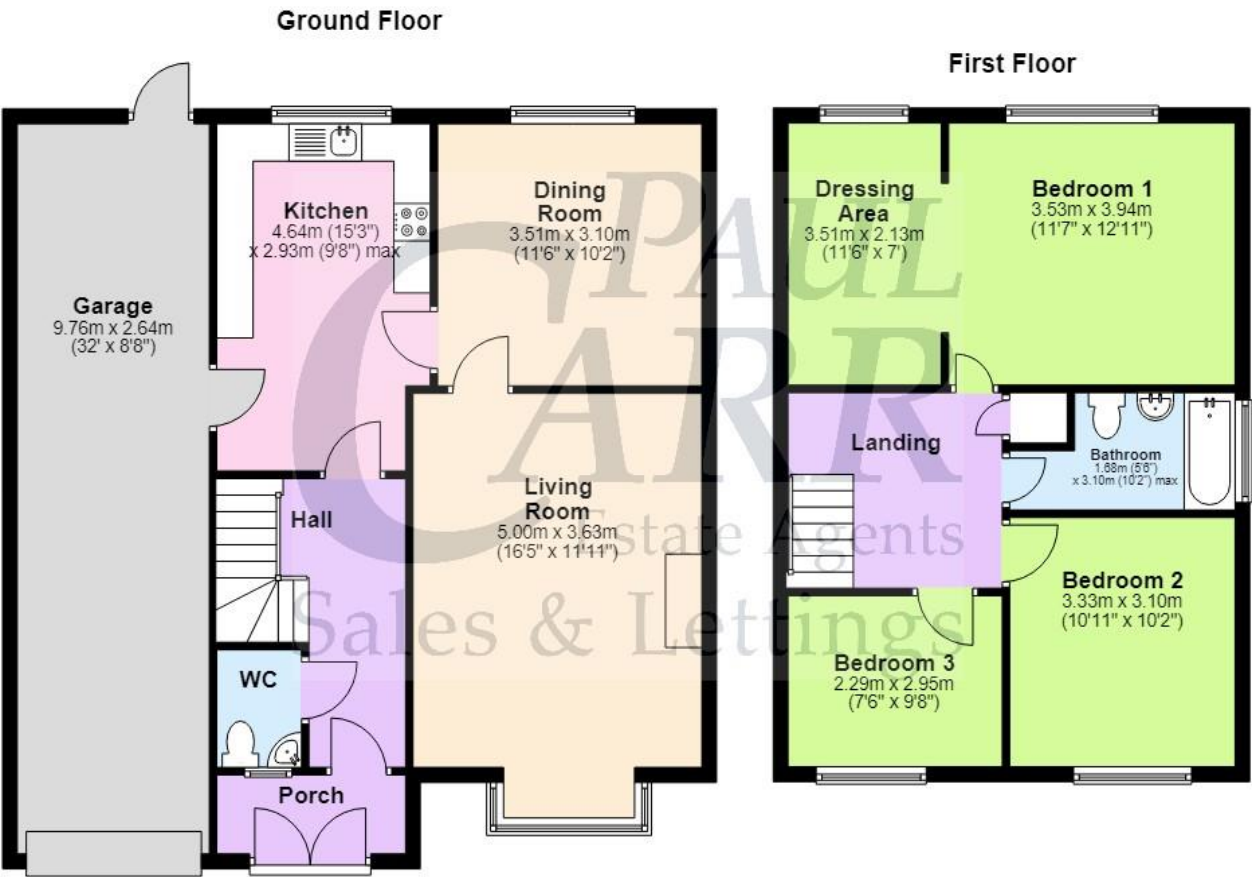
Bathroom 3.10m (10'2") max x 1.68m (5'6")





# Floor Plan

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

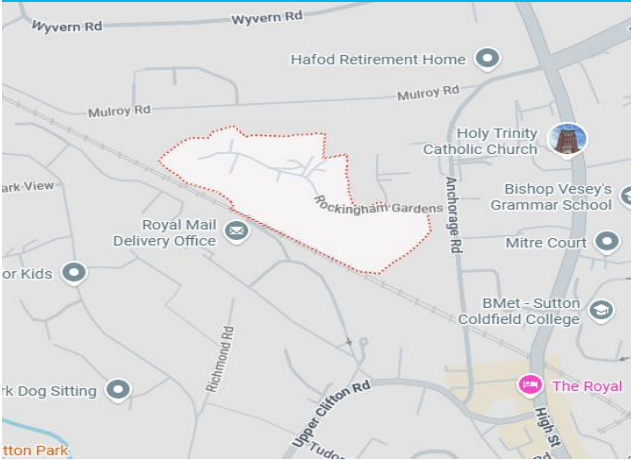


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Plan produced using PlanUp.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 67 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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