Paul Carr Estate Agents
Sales & Lettings

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Falstaff Close,
Sutton Coldfield, B76 1YG

Offers in Excess of £325,000

Offered for sale with no onward chain, this well-proportioned three-bedroom semi-detached home occupies a pleasant cul-de-sac position and offers generous living accommodation, driveway parking, a conservatory, useful garage storage and a private rear garden.

The property is approached via a private driveway providing convenient off-road parking, with an entrance porch opening into the home.

At the heart of the ground floor is an impressively spacious through lounge and dining room, offering excellent flexibility for both relaxing and entertaining. A feature fireplace creates a natural focal point, while doors at the rear lead directly into the conservatory. Filled with natural light and enjoying views across the garden, this versatile additional reception space would make an ideal dining area, sitting room or home office. The fitted kitchen provides a practical range of wall and base storage units with complementary work surfaces and space for appliances. An adjoining lobby gives access to a useful downstairs wet room and the garage, which currently offers excellent storage and further versatility.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, including a generous principal bedroom with fitted furniture. The remaining bedrooms provide flexible accommodation for family living, guests or working from home, and are serviced by a family shower room.

Outside, the enclosed rear garden features a paved patio area for outdoor seating, a central lawn and established planting, creating a manageable space to enjoy throughout the warmer months. Gated side access leads back towards the driveway and front of the property.

With its quiet cul-de-sac setting, excellent living space and the added advantage of no onward chain, this appealing home represents a fantastic opportunity for buyers looking to personalise a property and create a home of their own.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk

Room Measurements

Living Room 20' 5" x 10' 3" (6.22m x 3.12m)

Conservatory 13' 10" x 8' 6" (4.21m x 2.59m)

Kitchen 10' 0" x 6' 10" (3.05m x 2.08m)

Ground Floor Bathroom 6' 6" x 5' 0" (1.98m x 1.52m)

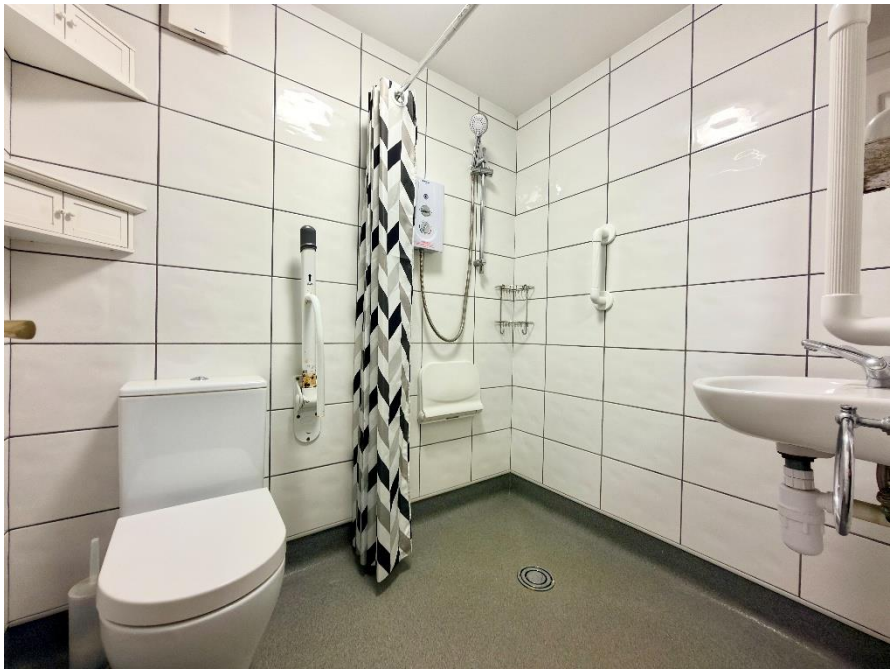
Bedroom One 13' 0" x 10' 1" (3.96m x 3.07m)

Bedroom Two 9' 0" x 7' 8" (2.74m x 2.34m)

Bedroom Three 9' 7" x 7' 1" (2.92m x 2.16m)

Bathroom 8' 7" x 7' 2" (2.61m x 2.18m)

Garage/Store 8' 3" x 7' 0" (2.51m x 2.13m)



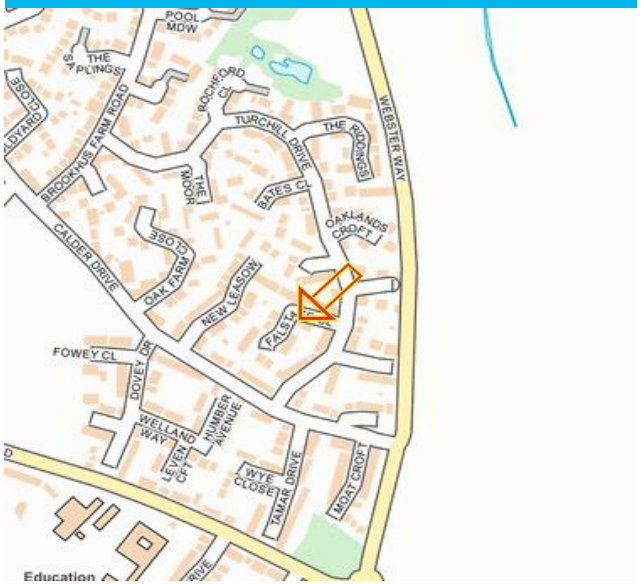
Floor Plan

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		87 B
69-80	C	70 C	
55-68	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: 22nd July 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 £57 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.