PAUL CARR Estate Agents Sales & Lettings

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The Riddings, Sutton Coldfield, B76 1RW

Offers in Excess of £450,000

A beautifully presented modern-style four bedroom family home, offering spacious and thoughtfully arranged accommodation, perfectly suited to contemporary family living.

A welcoming reception hallway leads to an inviting lounge, providing a wonderful space to relax, complemented by a separate dining room, ideal for both formal dining and entertaining. The stylishly re-fitted kitchen forms an attractive focal point of the home, whilst a separate utility room and guest WC provide additional practicality. A wonderful conservatory enjoys delightful views over the rear garden creating a light and airy additional reception space to be enjoyed throughout the seasons.

To the first floor are four bedrooms, with the master bedroom benefiting from its own en-suite facilities, whilst a beautifully re-fitted bathroom serves the remaining bedrooms.

Externally the property is complemented by an attractive fore garden with a driveway providing off-road parking and leading to the garage. To the rear is a generously proportioned garden, incorporating inviting seating areas ideal for alfresco dining, together with a lawn offering plenty of space for the whole family to enjoy.

Combining stylish interiors, versatile living accommodation and wonderful outside space this delightful home deserves internal inspection to fully appreciate all that it has to offer.

Tenure: We can confirm the property is Freehold.

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

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 14' 6" x 12' 4" (4.42m x 3.76m)

Dining Room 15' 3" x 9' 7" (4.64m x 2.92m)

Conservatory 12' 5" x 8' 6" (3.78m x 2.59m)

Kitchen 12' 6" x 8' 1" (3.81m x 2.46m)

W.C

Laundry Room 8' 1" x 6' 2" (2.46m x 1.88m)

Bedroom One 17' 10" x 7' 3" (5.43m x 2.21m)

En-Suite 7' 3" x 6' 1" (2.21m x 1.85m)

Bedroom Two 13' 10" x 9' 11" (4.21m x 3.02m)

Bedroom Three 10' 1" x 9' 5" (3.07m x 2.87m)

Bedroom Four 9' 2" x 6' 11" (2.79m x 2.11m)

Bathroom 6' 3" x 6' 2" (1.90m x 1.88m)

Storage 9' 4" x 8' 1" (2.84m x 2.46m)









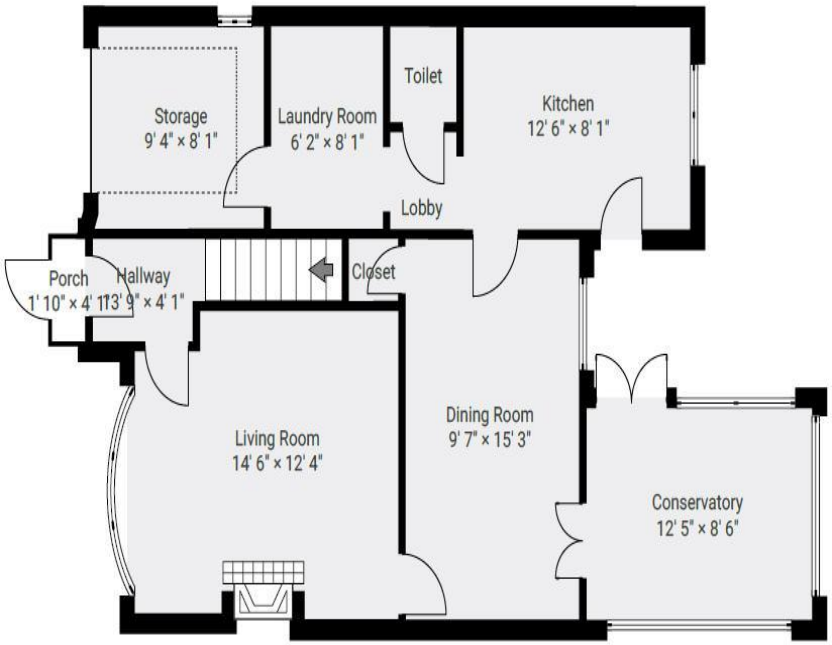




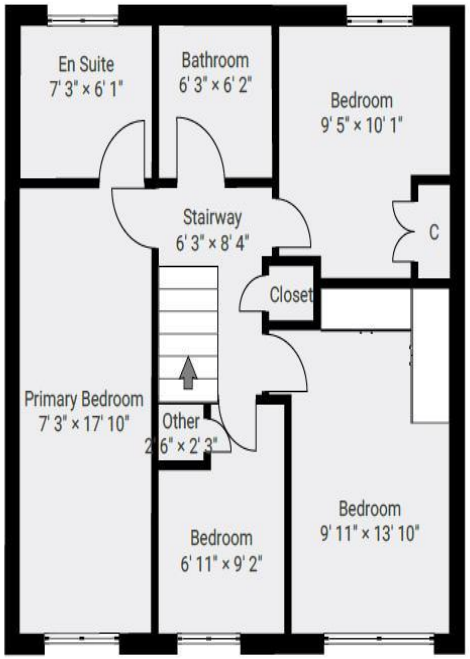
Floor Plan

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

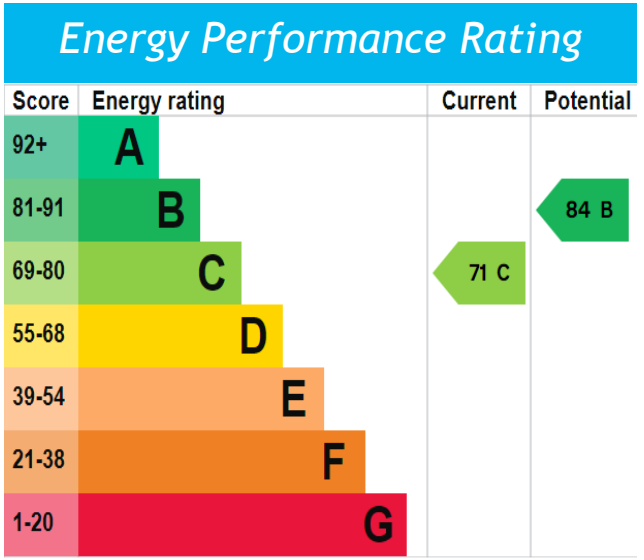
▼ Ground Floor



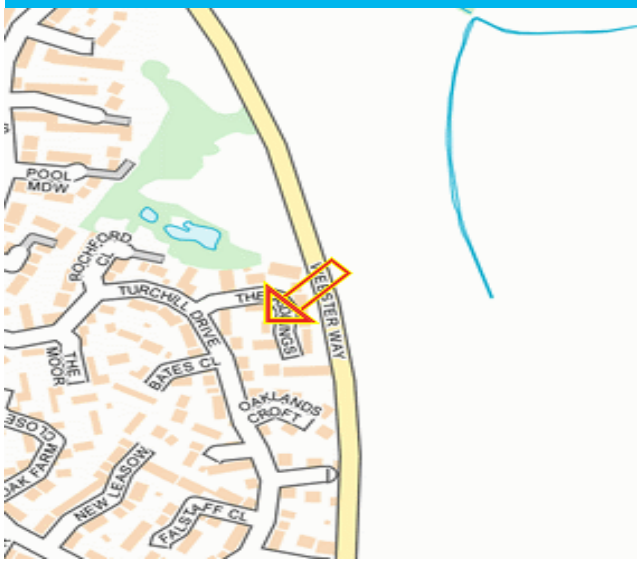
▼ 1st Floor



Energy Performance Rating



Map Location








WORK
HARD
PLAY
HARD
BE
KIND





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: 28th November 2023

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 £47.50 + VAT (£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.