



Finstall Close,
Sutton Coldfield, B72 1HA

Offers in the Region Of £620,000

Offered for sale with no upward chain, this beautifully presented three-bedroom detached bungalow enjoys an enviable position within a highly sought-after location, conveniently close to a range of excellent local amenities, shops, and transport links.

Set behind an attractive in-and-out driveway providing ample off-road parking, the property welcomes you via an entrance porch into a spacious and inviting hallway. The well-appointed breakfast kitchen, complete with pantry, is complemented by a covered side utility area and guest WC. The home offers generous and versatile living accommodation, including a spacious lounge with French doors opening onto the garden, three well-proportioned bedrooms, and a contemporary family bathroom. A separate dining room enhances the entertaining space, while the extended rear sitting room, also featuring French doors to the garden, provides a superb additional living area ideal for relaxation.

Early viewing is strongly recommended to fully appreciate the quality, space, and setting this exceptional home has to offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Entrance Hall 2.48m (8'2") x 1.85m (6'1")

Reception Room 6.64m (21'9") x 2.71m (8'11")

Dining Room 4.79m (15'9") x 2.67m (8'9")

Lounge 4.86m (15'11") x 3.64m (11'11") max

Kitchen/Breakfast Room 5.31m (17'5") x 4.08m (13'5")

Lean-to/Utility 3.94m (12'11") x 1.44m (4'9")

Bedroom 1 4.43m (14'6") max x 3.63m (11'11")

Bedroom 2 3.65m (12') x 2.73m (8'11")

Bedroom 3 2.51m (8'3") max x 2.10m (6'11")

Bathroom 2.79m (9'2") x 1.64m (5'5")

WC

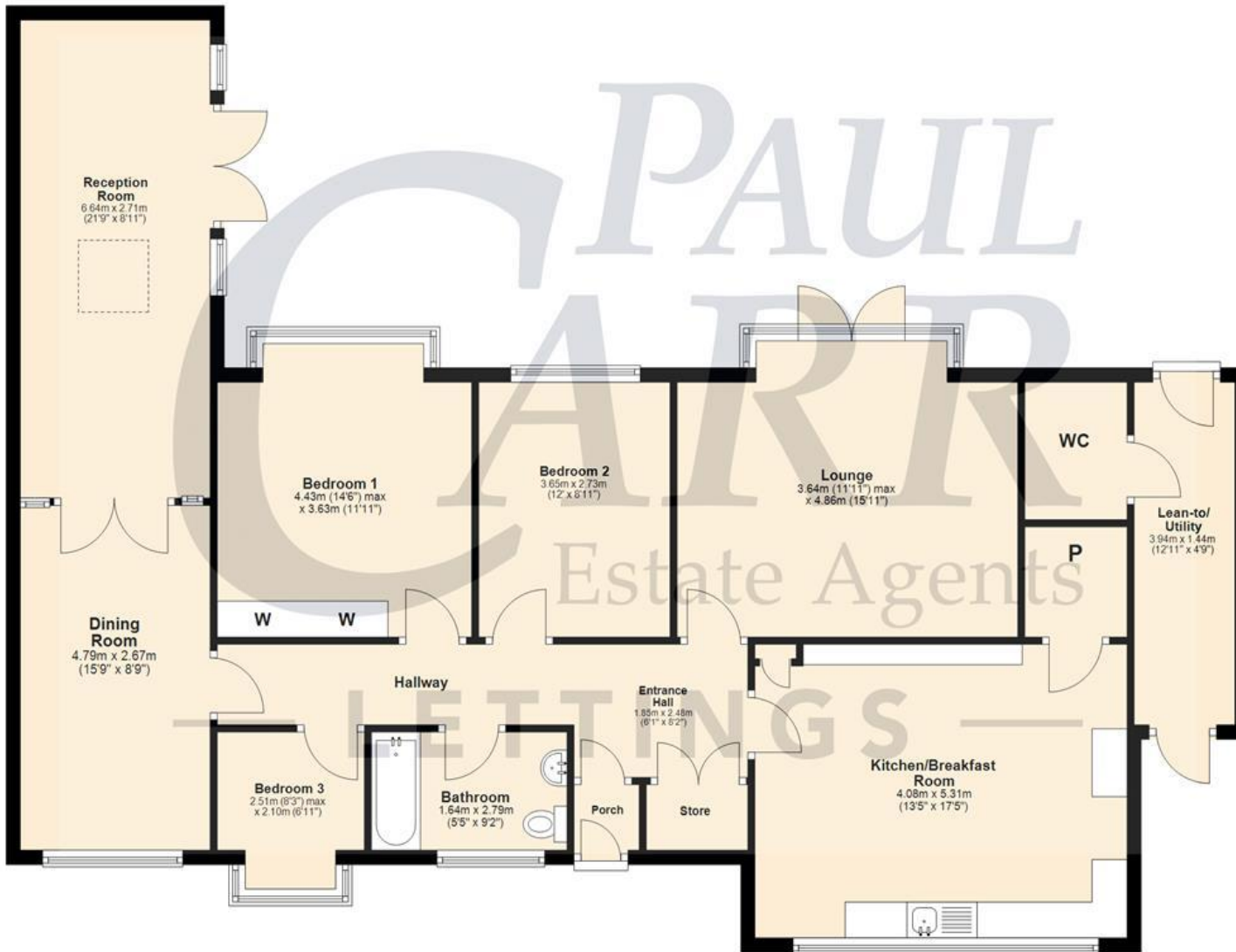




Floor Plan

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

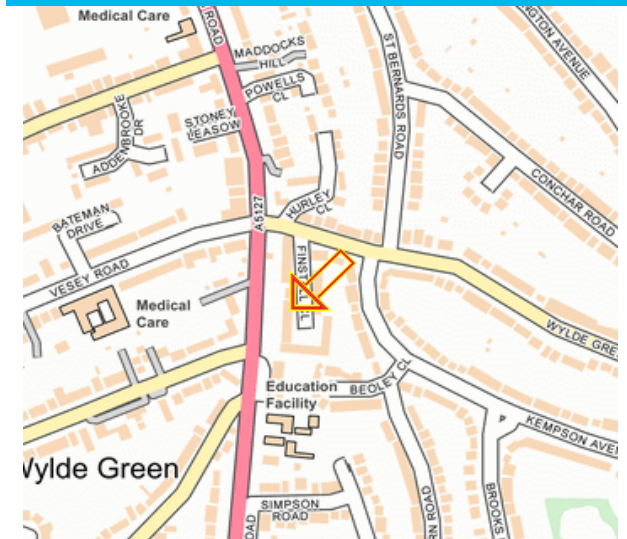
Ground Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 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: 27th March 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.