



Cater Drive,
Sutton Coldfield, B76 2PS

Offers in Excess of £350,000

Occupying a well-presented position on Cater Drive, this immaculately maintained three-bedroom semi-detached family home offers stylish, comfortable accommodation with a particularly impressive finish throughout. With a contemporary kitchen, spacious lounge/diner, bright conservatory, beautifully appointed family bathroom, garage, generous driveway and a private rear garden, the property is ready for a new owner to simply move in and enjoy.

The accommodation begins with a welcoming entrance porch opening into the hallway, providing access to the principal ground-floor rooms.

The contemporary fitted kitchen is finished with sleek high-gloss cabinetry, contrasting work surfaces and integrated cooking appliances, creating a smart and practical space with excellent natural light. The generous lounge/diner, measuring approximately 19'4" x 11'8", forms the heart of the home and is beautifully presented with an attractive feature fireplace, stylish decor and ample space for both relaxing and dining. French doors lead through into the conservatory, an excellent additional reception space enjoying attractive views across the rear garden and providing direct access outside.

To the first floor are three well-proportioned bedrooms, including a generous primary bedroom with extensive fitted wardrobe storage. The remaining bedrooms offer excellent versatility for children, guests or home working. Completing the first-floor accommodation is a particularly impressive luxury family bathroom, finished in a striking contemporary style with a shaped bath, overhead waterfall shower, extensive tiling, modern sanitary ware and feature lighting.

Outside, the property continues to impress. To the front is a substantial driveway providing convenient off-road parking together with access to the integral garage.

The rear garden has been thoughtfully landscaped to create a private and attractive outdoor space, with a generous lawn, paved seating area, mature boundary hedging and established planting providing an excellent setting for entertaining, relaxing or family life.

A superbly cared-for home combining generous accommodation, stylish presentation and excellent practicality, Cater Drive would make an outstanding purchase for buyers seeking a property they can enjoy from day one. Early viewing is strongly recommended.



Room Measurements

Living Room 19' 4" x 11' 8" (5.89m x 3.55m)

Kitchen 11' 11" x 7' 4" (3.63m x 2.23m)

Conservatory 9' 6" x 8' 7" (2.89m x 2.61m)

Bedroom One 11' 11" x 9' 8" (3.63m x 2.94m)

Bedroom Two 11' 10" x 9' 8" (3.60m x 2.94m)

Bedroom Three 8' 7" x 8' 5" (2.61m x 2.56m)

Bathroom 8' 7" x 8' 5" (2.61m x 2.56m)

Garage 14' 10" x 7' 2" (4.52m x 2.18m)

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

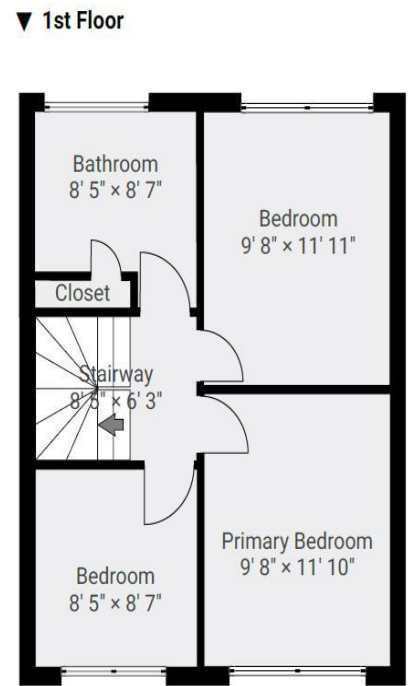
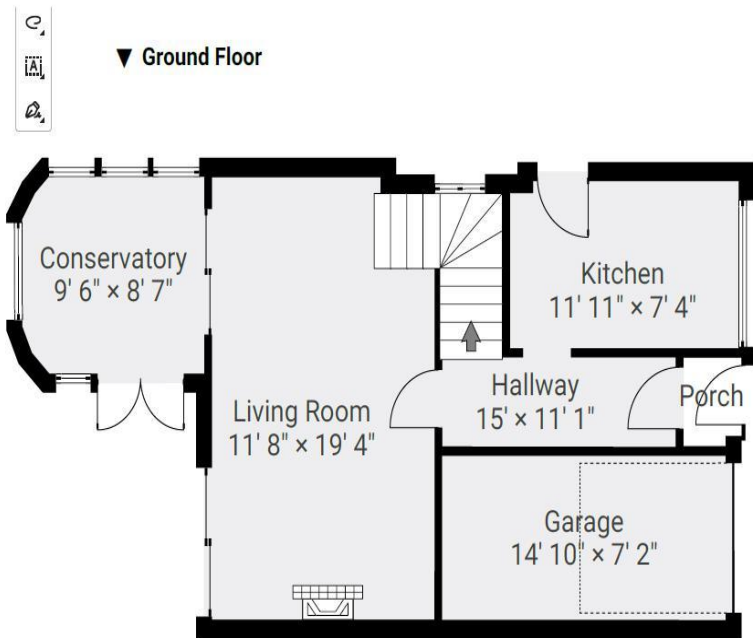
or via Walmley@paulcarrestateagents.co.uk



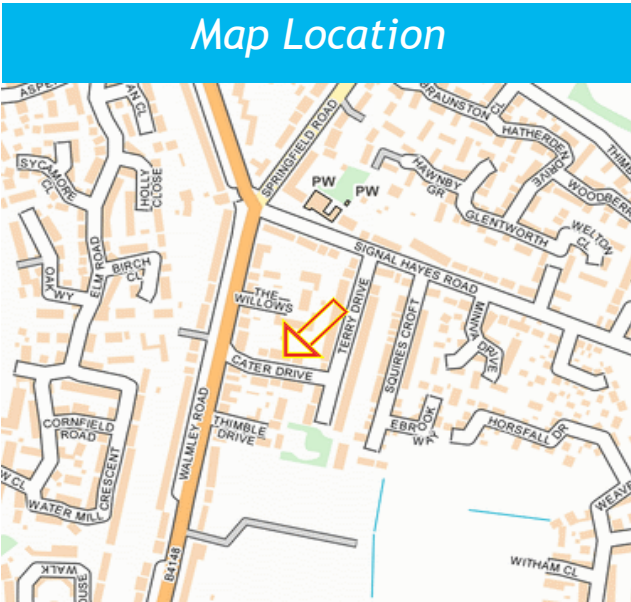


Floor Plan

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		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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: 18th September 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.