PAUL CARR Estate Agents Sales & Lettings

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Betteridge Drive, Sutton Coldfield, B76 1FN

Offers in Excess of £450,000

A detached family home occupying a prime position on a sweeping corner plot in a highly regarded location within the Royal Borough of Sutton Coldfield.

Internally the property offers superb accommodation including an entrance porch, welcoming reception hall, generous lounge with feature bay window, elegant formal dining room leading into an impressive conservatory, modern fitted kitchen with an array of units and a guest cloakroom.

The first floor offers four excellent bedrooms with the master bedroom being complimented by fitted wardrobes and an en-suite shower room. The principal family bathroom completes the internal accommodation.

A particular feature of the property is the private south/east facing garden with patio areas providing a tranquil ambience for alfresco entertaining.

Varied shops, schools for all ages and amenities are available nearby and transport links including access to the Midlands motorway networks.

Internal viewing is highly encouraged to fully appreciate the well-presented accommodation on 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

Lounge 11' 8" x 15' 0" (3.55m x 4.57m)

Dining Room 8' 6" x 13' 6" (2.59m x 4.11m)

Conservatory 11' 2" x 4' 5" (3.40m x 1.35m)

Kitchen 1' 11" x 14' 5" (0.58m x 4.39m)

W.C 3' 3" x 4' 4" (0.99m x 1.32m)

Master Bedroom 11' 9" x 10' 7" (3.58m x 3.22m)

Master Ensuite 5' 10" x 3' 8" (1.78m x 1.12m)

Bedroom 2 8' 8" x 10' 6" (2.64m x 3.20m)

Bedroom 3 9' 0" x 9' 2" (2.74m x 2.79m)

Bedroom 4 8' 9" x 9' 1" (2.66m x 2.77m)

Bathroom 5' 10" x 6' 3" (1.78m x 1.90m)

Garage 16' 3" x 7' 11" (4.95m x 2.41m)











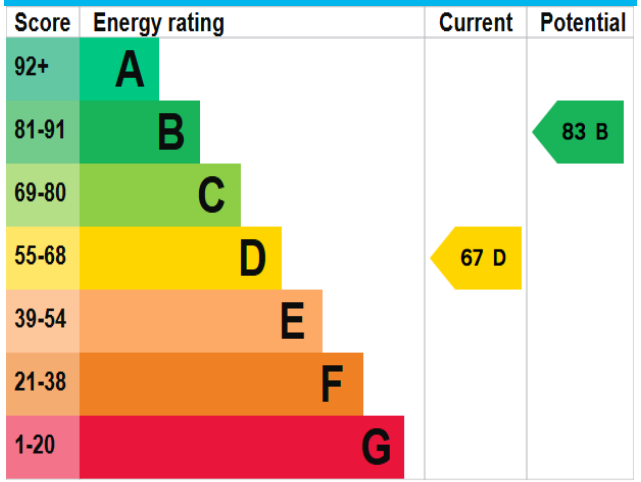


Floor Plan

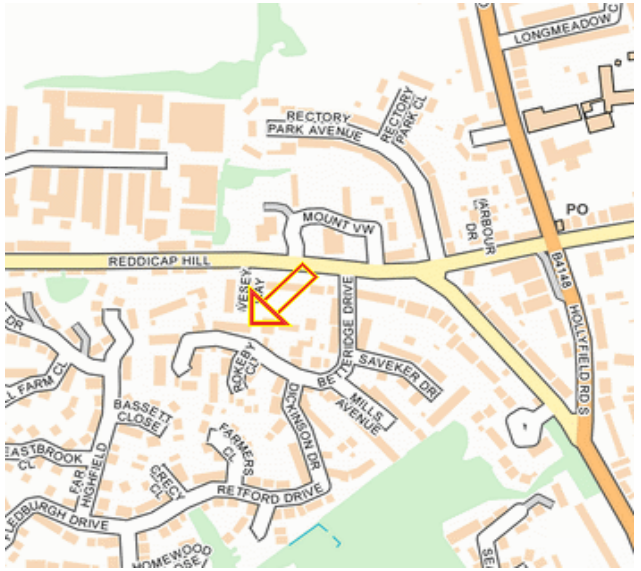
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location




IRON


PANDORA







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: 14th 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.