PAUL CARR
Estate Agents
Sales & Lettings

Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk



Banners Gate Road, Sutton Coldfield, B73 6TZ

Offers Over £357,500

Situated on the ever popular Banners Gate Road, this three bedroom semi detached family home offers spacious and well planned accommodation, ideal for families and buyers looking to settle within a highly regarded residential location. The property is conveniently positioned within close proximity to Sutton Park's 2,400 acre National Nature Reserve, as well as a range of local amenities, public transport links and reputable local schools.

The property is approached via a spacious front driveway, providing off road parking for multiple vehicles, while also enjoying a pleasant outlook to the front. Internally, the accommodation begins with a porch leading into a welcoming entrance hallway, with access through to the main living accommodation. To the front of the property is the dining room, providing a versatile space for family meals or entertaining, while the lounge is positioned to the rear and enjoys views over the garden. To the rear of the property is an extended kitchen/breakfast room, offering a practical space for everyday family living, with access out to the rear garden. The ground floor also benefits from an integral garage, providing useful storage or potential for conversion, subject to any necessary permissions.

To the first floor, the landing gives access to three bedrooms, comprising two double bedrooms and a reasonable size single bedroom. A family bathroom and separate WC complete the first floor accommodation.

Externally, the rear garden is a particularly attractive feature of the home, being private and of an excellent size. The garden includes a patio area, lawn, shrubbery borders and fenced surrounds, creating a pleasant outdoor space for families to enjoy.

Internal viewing is highly recommended to fully appreciate the accommodation, position and potential this family home has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via Streetly@paulcarrestateagents.co.uk


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Accommodation

Porch

Entrance Hall
11' 7" x 6' 5" (3.53m x 1.95m)

Lounge
14' 0" x 10' 10" (4.26m x 3.30m)

Dining Room
9' 11" x 10' 11" (3.02m x 3.32m)

Kitchen/Breakfast Room
13' 4" x 13' 3" (4.06m x 4.04m)

Garage
13' 7" x 6' 2" (4.14m x 1.88m)

First Floor Landing

Bedroom One
14' 3" (into bay) x 10' 10" (4.34m x 3.30m)

Bedroom Two
11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Three
6' 9" x 6' 5" (2.06m x 1.95m)

Family Bathroom
6' 4" x 5' 0" (1.93m x 1.52m)

WC
3' 5" x 2' 6" (1.04m x 0.76m)









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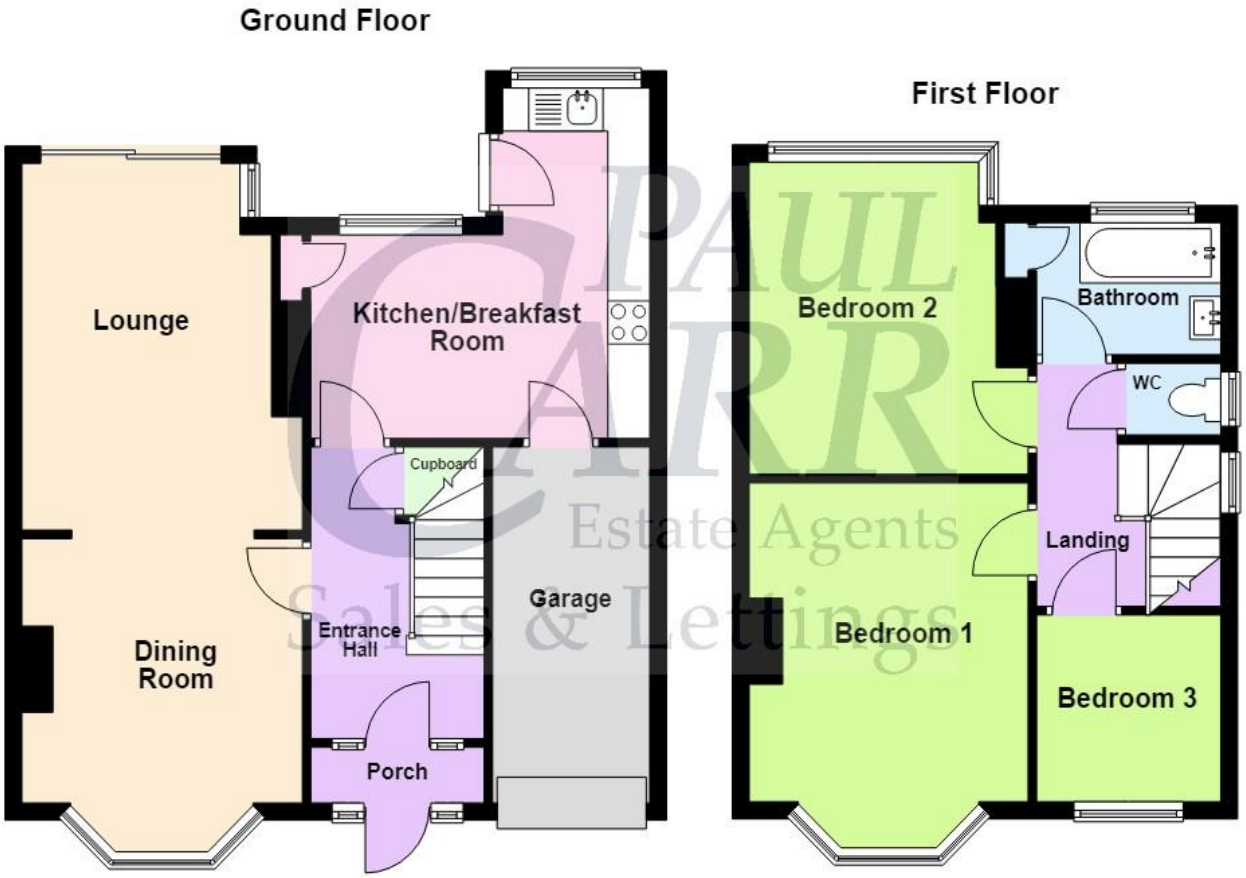






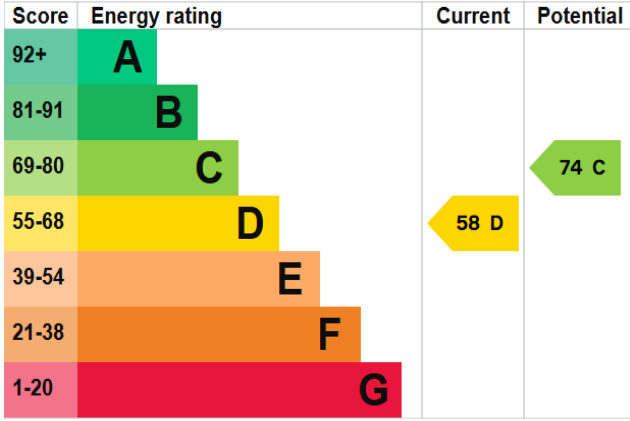
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating



Map Location








Emirates
FLY BETTER

















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:

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.