



Warden Road,  
Sutton Coldfield, B73 5SB

**Offers in the Region Of £350,000**

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3  1  2 

OFFERED FOR SALE WITH NO UPWARD CHAIN - VACANT POSSESSION UPON COMPLETION. Lovingly maintained and presented, this beautifully extended home is located in a much sought after residential road off Boldmere Road Sutton Coldfield and being within a short distance of road and rail arterial transport connections accessing major employment hubs and with the convenience of local schooling, this delightful home is a must for a growing family. The property briefly comprises:- a dressed fore garden with door to the right-hand elevation accessing a bright and spacious entrance hallway. To the rear of the hallway is an outstandingly impressive kitchen rear extension to offer fully fitted contemporary breakfast/dining kitchen with a range of integrated appliances and featuring a delightful lantern ceiling providing a bright rear facing perspective with utility leading off. To the fore and with a dual front to rear aspect is a delightful family lounge with through access to dining area, all in all a most delightful family home. To the first floor are three good size bedrooms together with a refitted family bathroom with white suite and separate W.C. Of particular note are the rear gardens offering a substantial lawned area with patio and ornate ornamental fish pond offering ample family entertainment space with garden workshop and rear garage, the later with gated access of Glebe Drive. Viewing is strictly by appointment via Paul Carr Boldmere office - book now to avoid disappointment!





## Property Specification

3 Bedrooms  
2 Receptions

Lounge 4.10m (13'5") x 3.36m (11')  
Utility 2.66m (8'9") max x 1.24m (4'1")  
Store 3.77m (12'4") x 2.00m (6'7")  
Kitchen 4.87m (16') x 3.59m (11'9")  
Dining Room 3.49m (11'5") x 3.00m (9'10")

Bedroom 2 3.33m (10'11") x 3.03m (9'11") plus  
0.03m (0'1") x 0.03m (0'1")

Bathroom

Bedroom 3 3.36m (11') x 1.83m (6') plus 0.03m  
(0'1") x 0.03m (0'1")

Bedroom 1 4.08m (13'5") x 3.38m (11'1") plus  
0.03m (0'1") x 0.03m (0'1")

### Agent's Note:

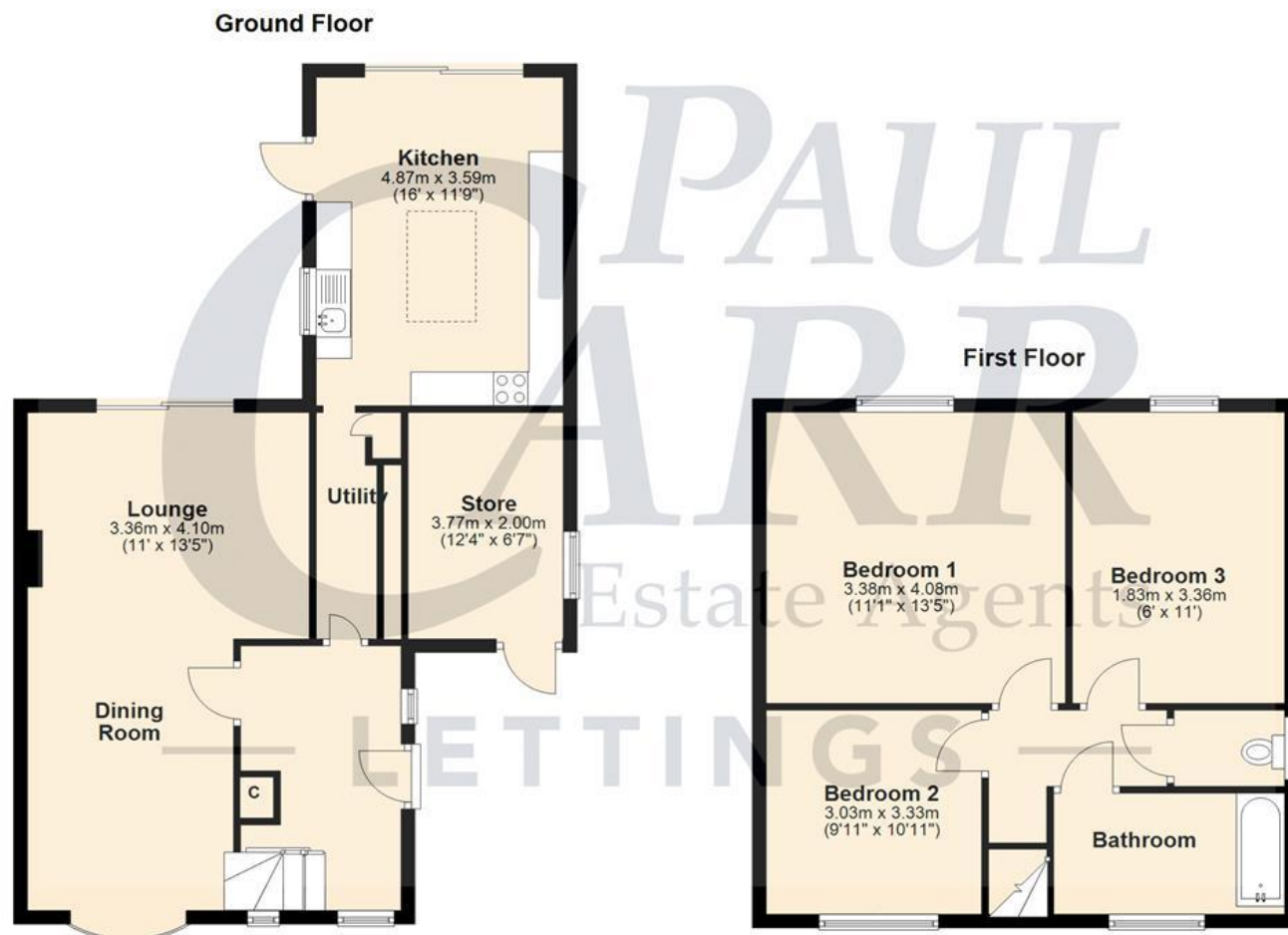
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Came on the market: 7th October 2025

### Viewer's Note:

Services connected: All  
Council tax band: C  
Tenure: Freehold  
Other Charges: yes

# Floor Plan

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



## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

