



Conchar Road,  
Sutton Coldfield, B72 1LL

Offers in the Region Of £515,000



## Offers in the Region Of £515,000



Paul Carr Boldmere office are delighted to offer for sale a most accomplished and magnificently redressed and updated home in a desired position on the corner of Conchar Road and Conchar Close. Plot size overall provides some 0.14 acres of land and offers tremendous opportunity (subject to regulatory approval) for further development.

The home on offer is approached from a dressed fore garden providing substantial off-road parking with entrance hallway giving access through and into all rooms which comprise to the rear elevation a beautifully appointed lounge with views over the rear gardens. To the right-hand elevation is a beautifully appointed luxury kitchen being open plan to a delightful dining area offering formal dining. The kitchen has a range of fitted integrated appliances with matching base and wall units extending to three walls. Leading off the kitchen is a through utility veranda giving front to rear access. A separate guest W.C. is also provided off the main hallway.

Bedrooms to the property are both double and offer a range of 'high end' fitted wardrobes and are delightfully dressed to high standard. A luxury bathroom is provided and has been most thoughtfully designed to offer a 'roll-top bath' and separate walk-in shower.

To the outside rear, the home offers landscaped grounds offering a dressed patio, lawned garden area with herbaceous borders, garden and notably a gated double access point off Conchar Close with driveway/hardstanding thereto. Viewing is highly recommended and strictly by appointment for proceedable purchasers only.

**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.







## Property Specification

AN OUTSTANDING OPPORTUNITY TO ACQUIRE A LAVISHLY REDRESSED HOME SITUATED IN A MOST SOUGHT-AFTER LOCATION  
OCCUPYING A CORNER POSITION OFF CONCHAR CLOSE AND CONCHAR ROAD WITH AN EXTENSIVE PLOT OFFERING OF SOME 0.14 ACRES WITH OBVIOUS FURTHER POTENTIAL (SUBJECT TO REGULATORY APPROVAL)  
BEAUTIFULLY PRESENTED LOUNGE WITH VIEWS OVER THE EXQUISITE REDRESSED SOUTH FACING GARDENS  
DELIGHTFUL KITCHEN AND OPEN PLAN DINING ROOM WITH A LAVISH PRESENTATION OF QUALITY APPOINTMENTS WITH A SUMPTUOUS KITCHEN WITH INTEGRATED APPLIANCES  
SIDE VERANDA/UTILITY GIVING FRONT TO REAR ACCESS - FURTHER GATED ACCES TO RIGHT HAND ELEVATION

Utility 7.37m (24'2") x 0.81m (2'8")  
Kitchen 7.37m (24'2") x 2.96m (9'9") max  
Lounge 4.70m (15'5") x 3.62m (11'11")  
Entrance Hall

Bedroom 1 3.64m (11'11") max x 3.35m (11')  
Bedroom 2 3.03m (9'11") x 3.03m (9'11")  
Bathroom

### 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: 6th February 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.

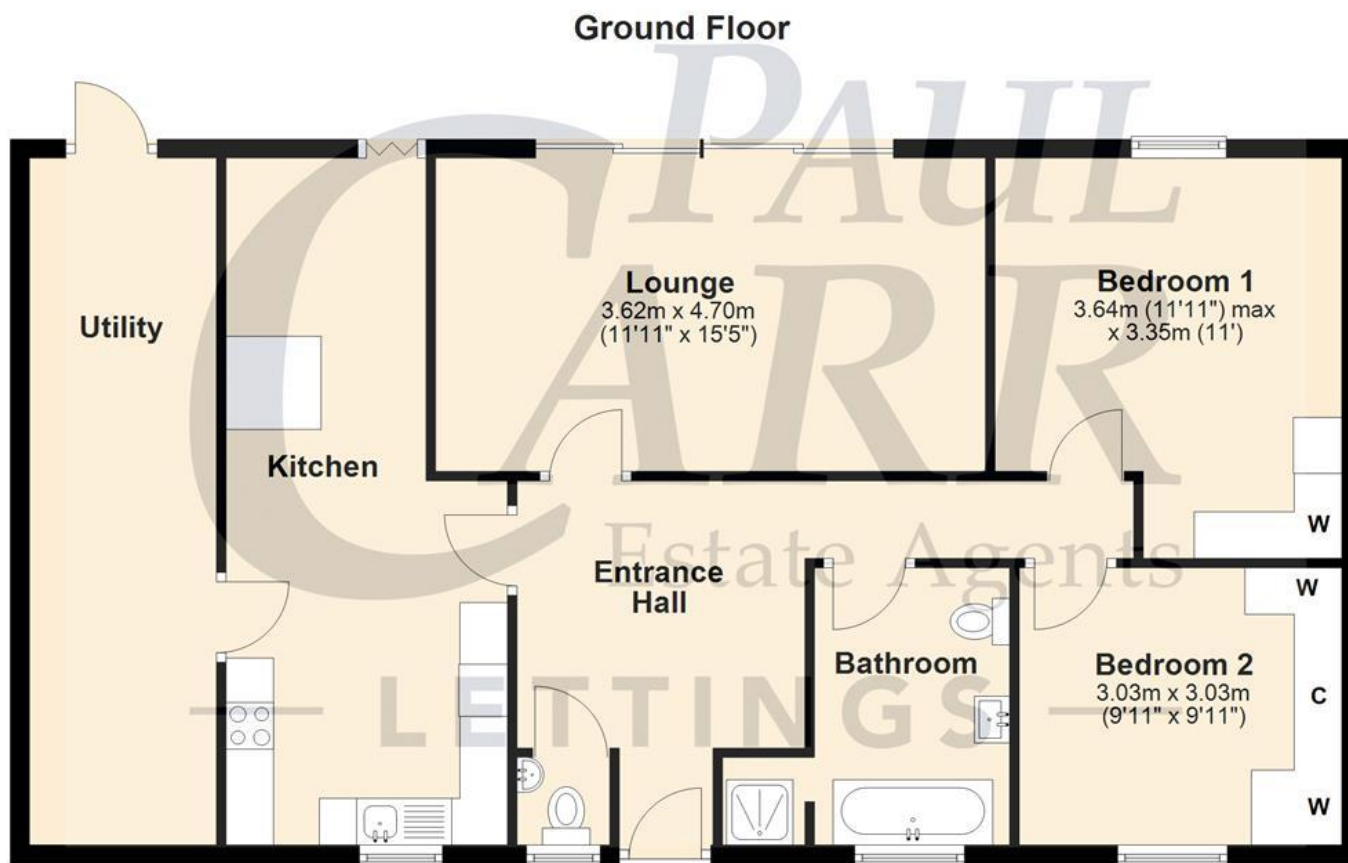
### Viewer's Note:

Services connected: ALL  
Council tax band: E  
Tenure: Freehold  
Restrictions: N/A  
Other Charges: YES

# Floor Plan

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

## Energy Efficiency Rating



## Map Location

