



Sutton Oak Road,
Sutton Coldfield, B73 6TQ

Offers Over £300,000

Situated on the popular Sutton Oak Road, this three-bedroom semi-detached family home occupies a convenient position within close proximity to reputable local schools, public transport links, Sutton Park and George Frederick Playing Fields.

Set back from the road, the property is approached via a front driveway providing off-road parking, complemented by an established front garden. An entrance porch opens into the welcoming hallway, which provides access to the ground-floor accommodation.

The property offers two well-proportioned reception rooms, comprising a comfortable lounge and separate dining room, providing flexible space for everyday family living and entertaining. The kitchen is complemented by a useful utility room, ground-floor WC and access to the garage.

To the first floor, the landing leads to three bedrooms, comprising two generous double bedrooms and a single bedroom, all serviced by the family bathroom and separate WC.

Externally, the property benefits from a private and enclosed rear garden featuring a patio area, a lawn and mature trees and shrubbery borders, creating a pleasant outdoor space for relaxing and entertaining.

While the property would benefit from some updating and modernisation, it represents an excellent opportunity for purchasers looking to create a wonderful and lasting family home tailored to their own tastes and requirements.

Offered for sale with no onward chain, internal viewing is highly recommended to appreciate the accommodation and potential on offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Mains electric, gas, water and drainage.

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

or via Streetly@paulcarrestateagents.co.uk



Accommodation

Porch

4' 6" x 6' 0" (1.37m x 1.83m)

Entrance Hall

13' 8" x 5' 11" (4.16m x 1.80m)

Lounge

13' 3" (into bay) x 10' 8" (4.04m x 3.25m)

Dining Room

16' 6" x 10' 2" (5.03m x 3.10m)

Kitchen

9' 4" x 6' 4" (2.84m x 1.93m)

Utility Room

14' 7" x 8' 2" (4.44m x 2.49m)

Ground Floor WC

4' 7" x 2' 7" (1.40m x 0.79m)

Garage

13' 7" x 8' 8" (4.14m x 2.64m)

First Floor Landing

Bedroom One

13' 9" (into bay) x 10' 3" (4.19m x 3.12m)

Bedroom Two

13' 11" x 10' 2" (4.24m x 3.10m)

Bedroom Three

8' 0" x 6' 5" (2.44m x 1.95m)

Bathroom

6' 5" x 6' 4" (1.95m x 1.93m)

First Floor WC

3' 5" x 2' 8" (1.04m x 0.81m)

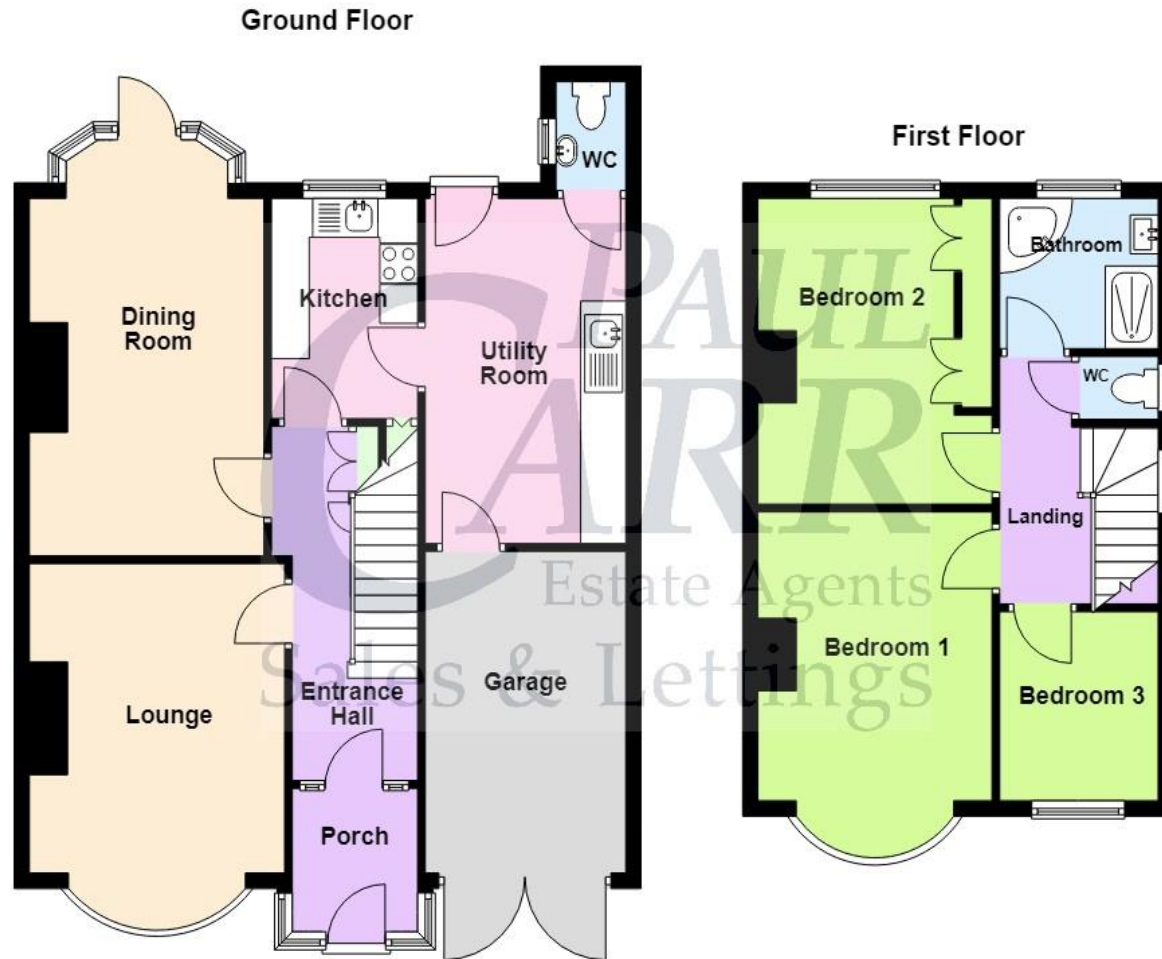






Floor Plan

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

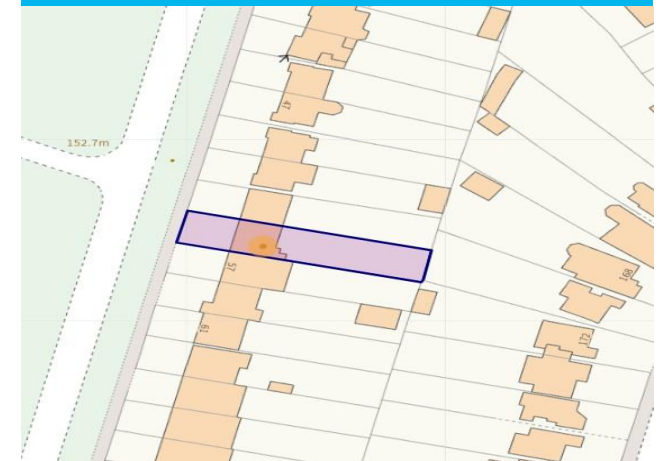


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Plan produced using PlanUp.

Energy Performance Rating

**NEW INSTRUCTION
AWAITING ENERGY
PERFORMANCE
CERTIFICATE**

Map Location









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: 5th August 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.