



Chester Road North,
Sutton Coldfield, B73 6SH

Offers in the Region Of £600,000

This beautifully presented three-bedroom detached family home with a staircase leading to additional loft space is ideally located on Chester Road North, set back from the main road on a convenient service road and directly opposite the stunning 2,400-acre Sutton Park National Nature Reserve. Offering spacious and versatile living accommodation, this property is perfect for modern family life.

Upon entering, you are welcomed by a bright and inviting entrance hall, which provides access to the majority of the ground floor. The showpiece of the home is the stunning extended open-plan kitchen/dining room, complete with a modern kitchen area (with the benefit of underfloor heating in the kitchen section) and a spacious dining area. This superb family space flows seamlessly into the cosy lounge and also provides direct access to the conservatory, creating a wonderful setting for both relaxation and entertaining. A useful utility room is conveniently placed just off the kitchen. A separate front reception room, featuring a bay window, offers additional living space, while a ground floor shower room accessed from the entrance hall completes the downstairs accommodation.

The first floor boasts a spacious landing, leading to three generously sized double bedrooms, one of which features an en-suite shower room. A luxury four-piece family bathroom serves the remaining bedrooms. In addition, a staircase leads up to a loft conversion, providing an ideal space for a home office or potential fourth bedroom.

Externally, the property offers a large block-paved driveway with ample off-road parking for multiple vehicles, garage access, and unusually wide side access to the rear. The south-west facing rear garden is a true highlight, featuring a large lawn, mature shrubbery, patio area perfect for outdoor entertaining, and fitted electric lighting, all enclosed by secure fencing.

This outstanding family home combines elegant presentation with practical living and an enviable location. Internal viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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



Accommodation

Ground Floor

Entrance Hall

Open Plan Kitchen/Dining Room 20' 3" (max) x 27' 11" (max)
(6.17m x 8.50m)

Lounge 14' 10" x 11' 10" (4.52m x 3.60m)

Reception Room 15' 6" (into bay) x 11' 10" (4.72m x 3.60m)

Utility Room 4' 11" x 5' 11" (1.50m x 1.80m)

Conservatory 13' 2" x 11' 2" (4.01m x 3.40m)

Shower Room 11' 0" x 4' 2" (3.35m x 1.27m)

Garage 16' 8" x 8' 5" (5.08m x 2.56m)

First Floor

Bedroom One 15' 11" (into bay) x 11' 11" (4.85m x 3.63m)

Bedroom Two 14' 11" x 11' 11" (max) (4.54m x 3.63m)

En Suite 4' 8" x 3' 10" (1.42m x 1.17m)

Bedroom Three 9' 0" x 10' 4" (2.74m x 3.15m)

Bathroom 8' 11" (max) x 10' 2" (2.72m x 3.10m)

Second Floor

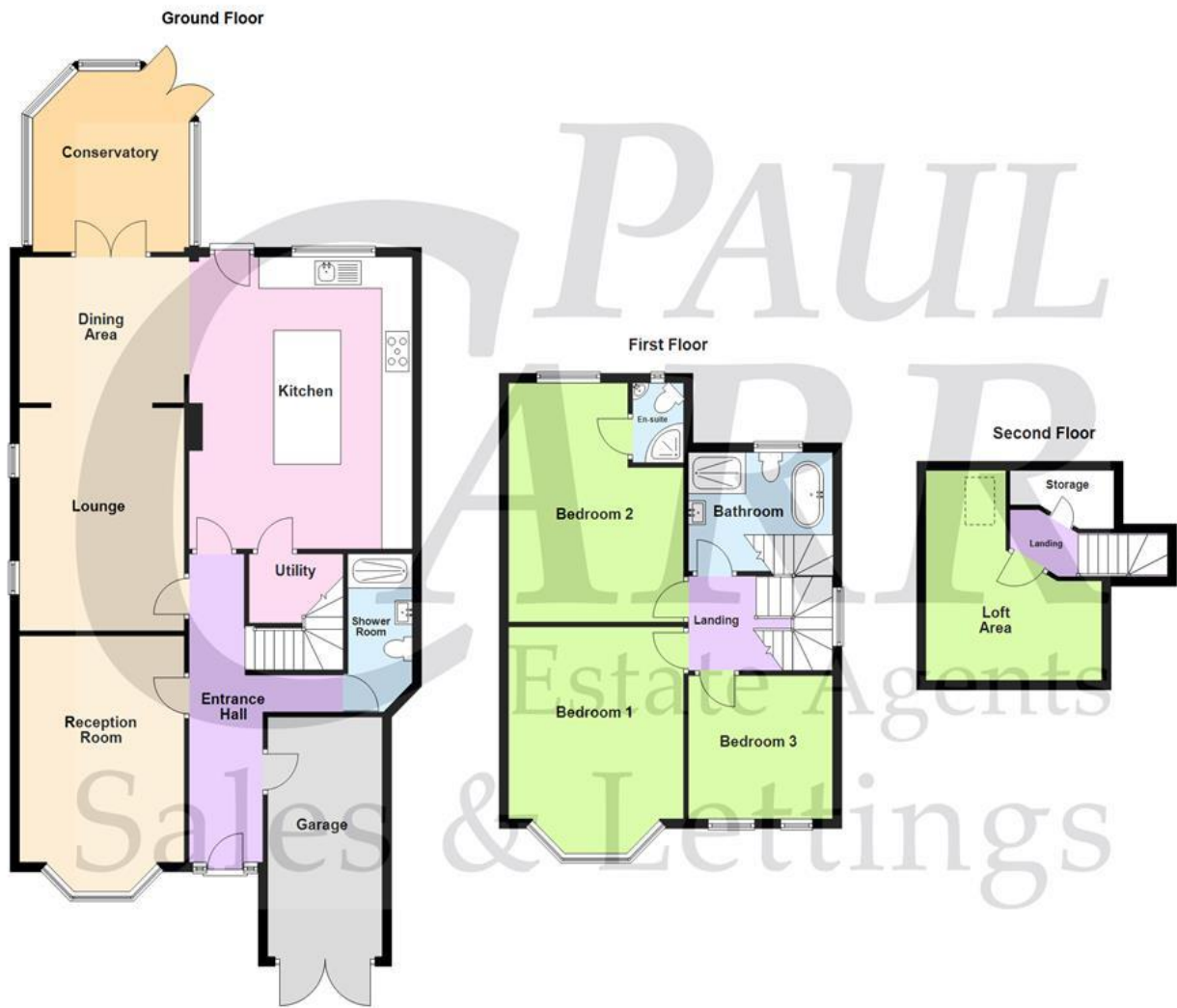
Converted Loft Area 12' 2" (max) x 11' 11" (max) (3.71m x 3.63m)





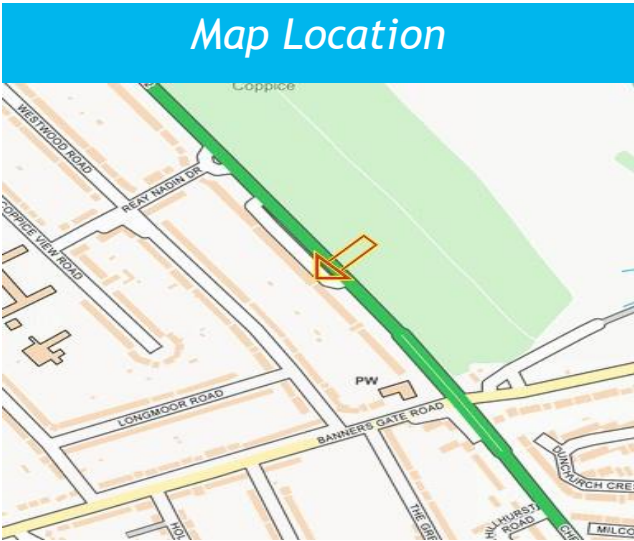
Floor Plan

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		















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: 18th August 2025