



Barrack Close,
Sutton Coldfield, B75 7HB

Offers in Excess of £500,000

Paul Carr are delighted to offer for sale this beautifully enhanced five bedroom detached property that is tucked away on this well regarded residential development close to many of Sutton Coldfields amenities.

Offering NO ONWARD CHAIN this is certainly worth considering so that you can make this your home before the summer is through. The incredible interiors very briefly offer an entrance hall, guests cloakroom, family lounge perfect for relaxing with family and friends and a striking, contemporary dining kitchen with modern styled units and integrated appliances, it also includes a central island including a breakfast bar. There are twin skylights flooding the kitchen with natural light and french doors out to the garden and a door leading into a dining room/home office.

To the first floor there is a guests suite including a double bedroom and en-suite shower room, two further excellent bedrooms and a modern family bathroom with white suite.

To the second floor is the most magnificent master suite with bedroom with an array of fitted wardrobes and an en-suite shower room. There is also a fifth bedroom to this floor offer superb versatility.

Outside, the home boasts a generous, private rear and side garden. Fully enclosed and mainly laid to lawn, plus a patio and BBQ area making it perfect to entertain and dine alfresco. To the front of this property is a fore garden giving access to the garage and driveway.

As mentioned this executive styled property is beautifully positioned and well appointed for local schools of all ages, road links and shopping centres, making this the perfect family home. In particular you can walk through Withy Hill Park that is a very popular green space with a childrens play area, ideal walks and running opportunities. Additionally Sutton Park which is a natural beauty spot with restaurants, cafes, lakes and woodlands is only a short drive away.

Viewing is highly recommended to appreciate all that Barrack Close has to offer.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Lounge 16' 02" max 9' 09" min x 13' 01" max (4.93m x 3.99m)

Kitchen/Breakfast Room 15' 01" max 14' 06" min x 14' 01" (4.6m x 4.29m)

Utility room 7' 10" x 4' 10" (2.39m x 1.47m)

Dining Room/Study 7' 04" x 9' 00" (2.24m x 2.74m)

Bedroom 1 14' 02" max x 12' 09" max 11' 02" min (4.32m x 3.89m)

Ensuite 1

Bedroom 2 11' 10" max 9' 06" min x 13' 07" (3.61m x 4.14m)

Ensuite 2

Bedroom 3 10' 01" x 7' 07" (3.07m x 2.31m)

Bedroom 4 8' 07" x 6' 04" (2.62m x 1.93m)

Family Bathroom

Bedroom 5 11' 00" x 6' 11" (3.35m x 2.11m)

Garage 18' 03" x 8' 11" (5.56m x 2.72m)



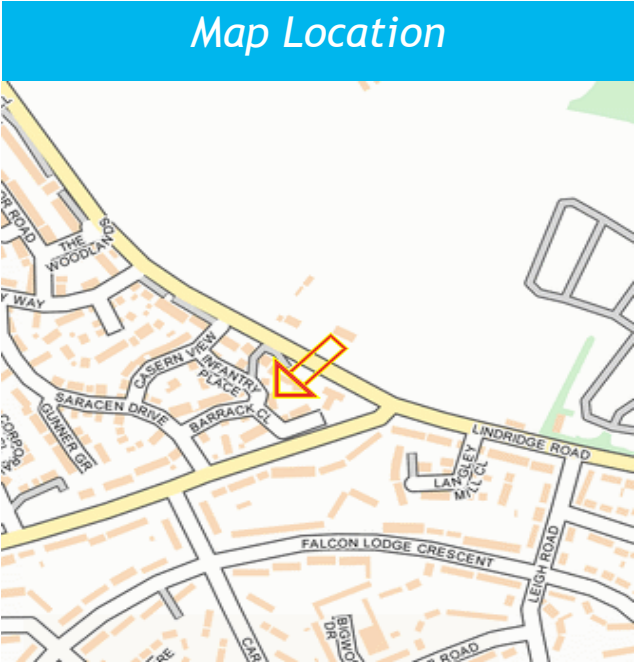


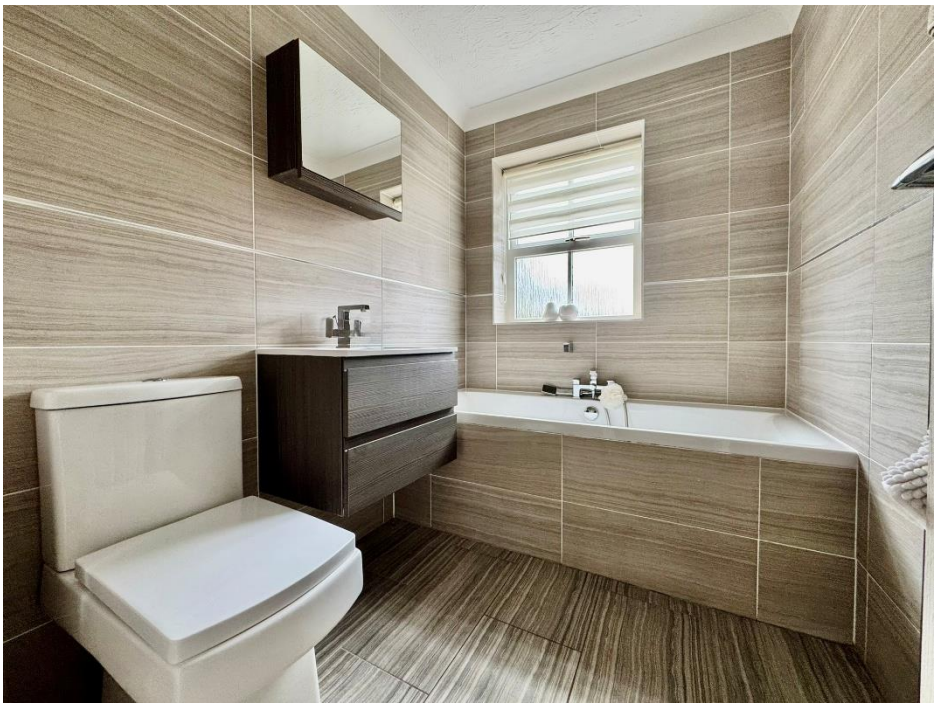
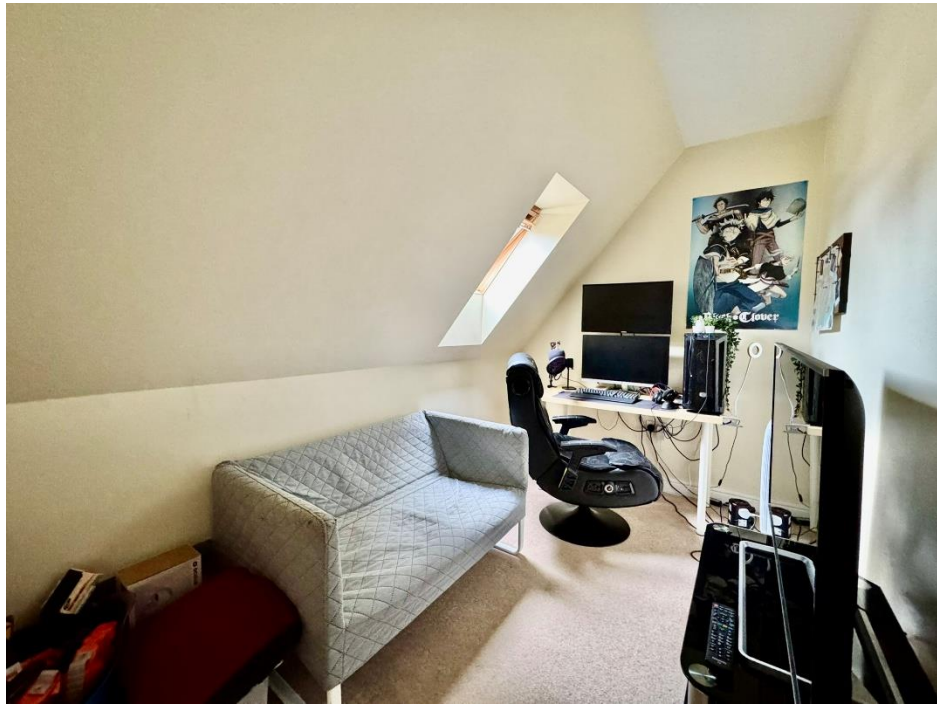
Floor Plan

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



Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 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: 23rd June 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 £47.50 + VAT (£57 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.