Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk

The Greenway,
Sutton Coldfield, B73 6SE

Offers Over £420,000

Occupying an enviable position on the highly regarded 'The Greenway' in Sutton Coldfield, this impressive three bedroom family home enjoys wonderful open views across the attractive grassed area to the front. Offering beautifully arranged and versatile accommodation, the property combines generous living space with an exceptional location, all within walking distance of the magnificent Sutton Park. The property is ideally placed for families, with a selection of reputable local schools nearby, together with excellent public transport links and convenient access to everyday amenities. Princess Alice Retail Park, offering a wide variety of shops, is also situated within approximately one mile. Set behind a generous block paved driveway providing off-road parking for multiple vehicles, the accommodation begins with an entrance porch opening into a spacious and welcoming reception hallway. To the front is an elegant reception room, where a feature bay window takes full advantage of the delightful outlook across The Greenway. This versatile room provides an ideal setting for more formal entertaining, relaxing or use as an additional family lounge.

The heart of the home is the superb open-plan living space positioned across the rear of the property. Designed perfectly for modern family life, it brings together a generous lounge, dining area and fitted kitchen, creating a wonderfully sociable setting for both everyday living and entertaining. Doors open directly onto the rear garden, allowing the internal and external spaces to flow seamlessly together. A separate utility room offers valuable additional storage and practicality. Part of the original garage/store has been thoughtfully converted to create a useful study or home office, ideal for anyone working remotely or requiring a quiet and dedicated workspace. The remaining garage/store area provides excellent storage, while a guest WC completes the extensive ground-floor accommodation.

To the first floor are three excellent double bedrooms, each benefiting from fitted wardrobes or built-in storage. The principal bedroom is particularly impressive, offering generous proportions and ample space for additional bedroom furniture. Serving the bedrooms is a stylish and spacious family bathroom, finished to a modern standard and featuring dual "his and hers" wash basins, a corner shower enclosure, separate bath and low-level WC.

Outside, the private rear garden provides an attractive setting for relaxing, entertaining and family enjoyment. A paved patio offers the perfect space for outdoor seating and dining, with the remainder of the garden being predominantly laid to lawn and enclosed by fenced boundaries.
Combining pleasant open views with generous and versatile family accommodation, this is a wonderful opportunity to acquire a spacious home within easy reach of Sutton Park, local schools, transport links and everyday amenities.

The property benefits from a fully operational CCTV and alarm system and is offered for sale with the added benefit of no upward chain.

Tenure: We can confirm the property is Freehold.

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

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Accommodation

Porch
4' 9" x 6' 5" (1.45m x 1.95m)

Entrance Hall
15' 9" x 5' 10" (4.80m x 1.78m)

Reception Room
13' 9" (into bay) x 10' 4" (4.19m x 3.15m)

Study/Office
8' 4" x 8' 1" (2.54m x 2.46m)

Lounge
18' 11" x 10' 3" (5.76m x 3.12m)

Kitchen/Dining Room
14' 11" (max) x 17' 0" (max) (4.54m x 5.18m)

Utility Room
7' 6" x 5' 3" (2.28m x 1.60m)

WC

Garage/Store
6' 11" x 8' 8" (2.11m x 2.64m)

First Floor Landing

Bedroom One
14' 8" x 10' 5" (max) (4.47m x 3.17m)

Bedroom Two
14' 3" x 10' 0" (4.34m x 3.05m)

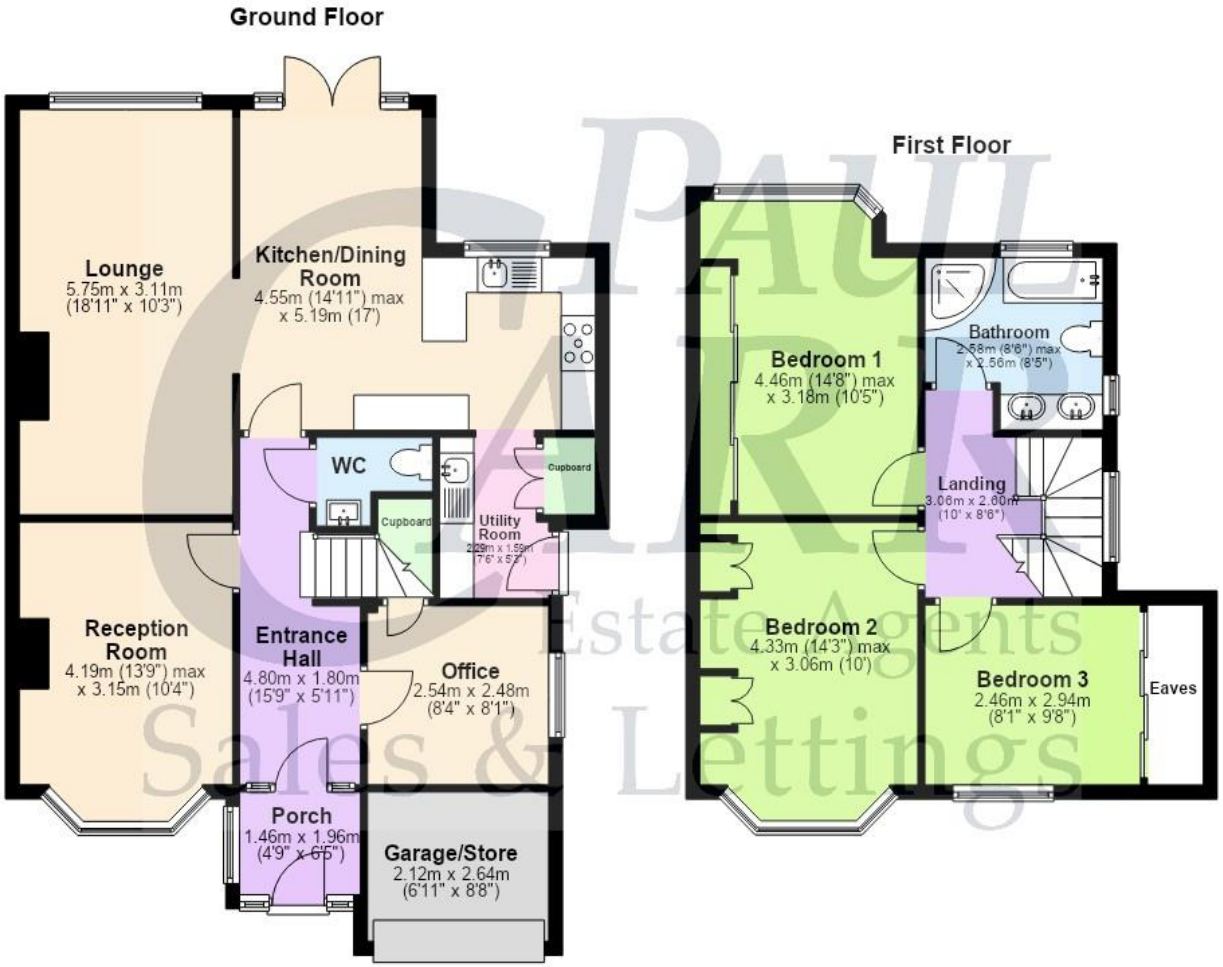
Bedroom Three
9' 8" x 8' 1" (2.94m x 2.46m)

Family Bathroom
8' 6" x 8' 5" (2.59m x 2.56m)

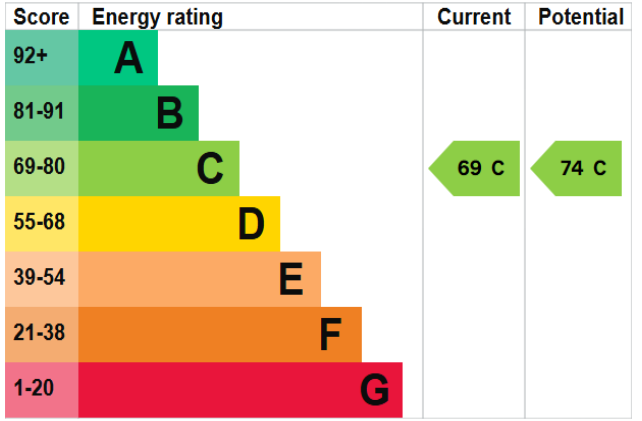
ALOHA

Floor Plan

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



Energy Performance Rating



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: 17th September 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.

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