



Sutton Oak Road,  
Sutton Coldfield, B73 6TF

Offers in Excess of £340,000



Situated in an enviable and elevated position on the sought-after Sutton Oak Road, this impressive three bedroom semi-detached family home boasts far-reaching views across King George's Playing Fields. Ideally located, the property benefits from excellent public transport links, close proximity to a wide range of local amenities, and easy access to the stunning 2,400-acre Sutton Park National Nature Reserve, perfect for outdoor enthusiasts and families alike.

Upon arrival, the home immediately commands attention with its imposing frontage and generous driveway, offering ample off-road parking for multiple vehicles. The driveway also provides direct access to a spacious double garage (refer to floorplan for layout). Internally, the property is well-proportioned and thoughtfully laid out for modern family living. A porch leads into a welcoming entrance hallway, flowing into a bright and spacious through lounge/dining room, enhanced by a feature bay window to the front and access to a rear conservatory, ideal for relaxing or entertaining. The kitchen/breakfast room is complemented by a separate utility room and a convenient ground floor WC.

Upstairs, the landing gives access to three well-sized bedrooms and a stylish, modern four-piece family bathroom. A standout feature is the rear bedroom's private balcony, offering a peaceful retreat which overlooks the east-facing garden.

Outside, the rear garden veers at an angle, offering a mix of patio space, lawn, and a practical area to the rear for storage sheds.

This wonderful family home offers space, character, and exceptional potential throughout. Early internal viewing is highly recommended to fully appreciate everything this property has to 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: Gas/Electric/Water/Drainage.**

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

**or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)**







### Accommodation

#### **Entrance Porch**

2' 0" x 8' 10" (0.61m x 2.69m)

#### **Entrance Hall**

9' 0" x 8' 4" (2.74m x 2.54m)

#### **Lounge/Dining Room**

23' 1" (into bay) x 10' 4" (7.03m x 3.15m)

#### **Conservatory**

4' 2" x 10' 0" (1.27m x 3.05m)

#### **Kitchen/Breakfast Room**

15' 2" x 8' 4" (4.62m x 2.54m)

#### **Utility Room**

8' 11" (max) x 7' 9" (max) (2.72m x 2.36m)

#### **WC**

#### **Double Garage**

17' 8" (max) x 16' 9" (max) (5.38m x 5.10m)

#### **First Floor Landing**

7' 11" x 8' 4" (2.41m x 2.54m)

#### **Bedroom One**

10' 4" x 8' 7" (3.15m x 2.61m)

#### **Balcony**

4' 6" x 10' 2" (1.37m x 3.10m)

#### **Bedroom Two**

13' 2" (into bay) x 10' 4" (4.01m x 3.15m)

#### **Bedroom Three**

6' 6" x 8' 4" (1.98m x 2.54m)

#### **Family Bathroom**

9' 2" x 8' 4" (2.79m x 2.54m)







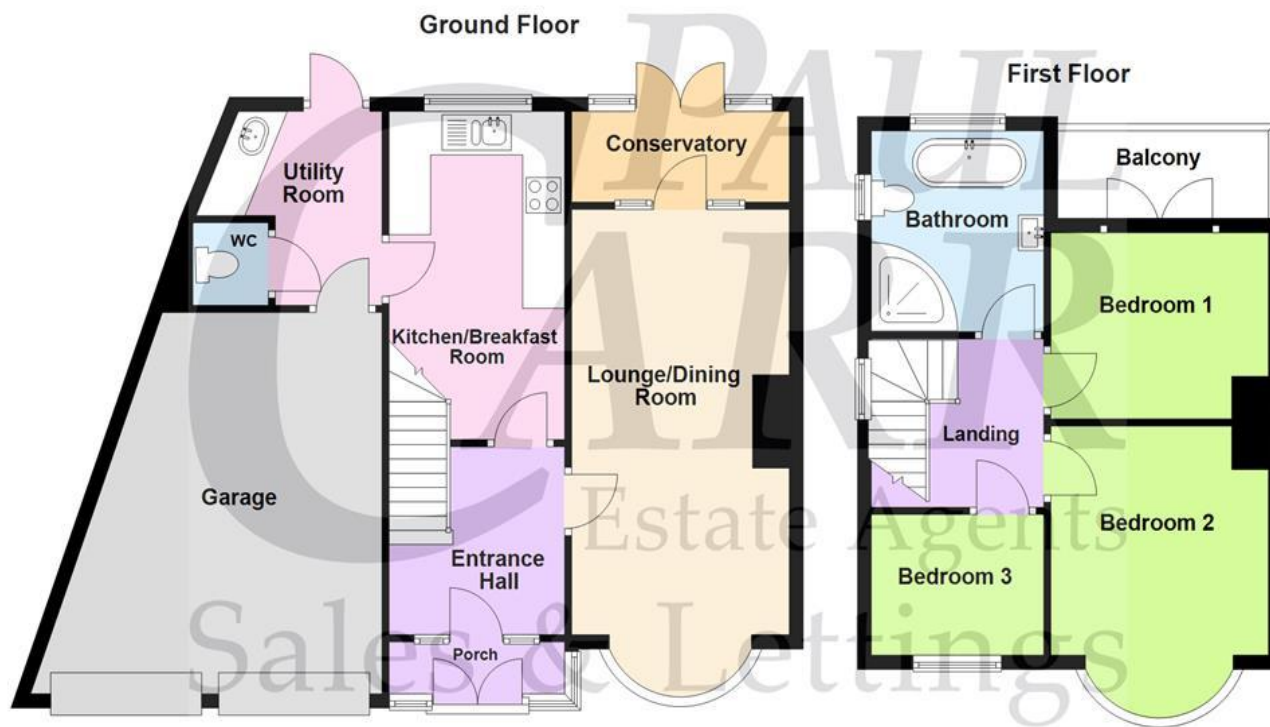






## Floor Plan

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

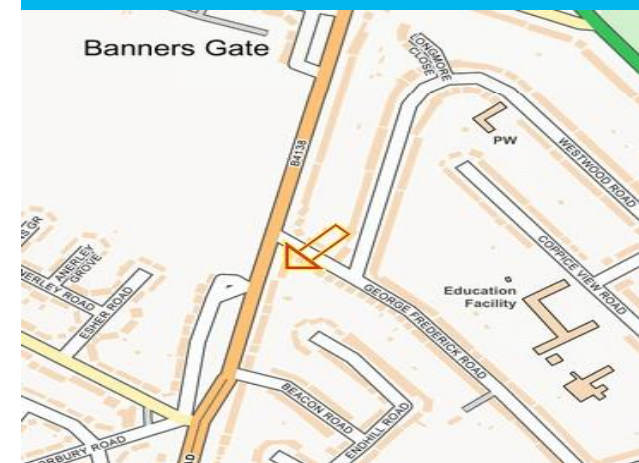


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		
39-54	E		
21-38	F		
1-20	G		

### 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: TBC