



Warwick Road,  
Sutton Coldfield, B73 6ST

Offers in the Region Of £485,000

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OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION - Ideally located in a residential development of the main Chester Road, this delightful four bedroom family home is a must for viewing, being close to a range of local amenities to include schools, shops, arterial road and rail links and being within a short distance of Sutton Park.

The property briefly comprises, lounge, dining room, bright spacious conservatory, fitted contemporary kitchen with utility off, guest ground floor W.C.,

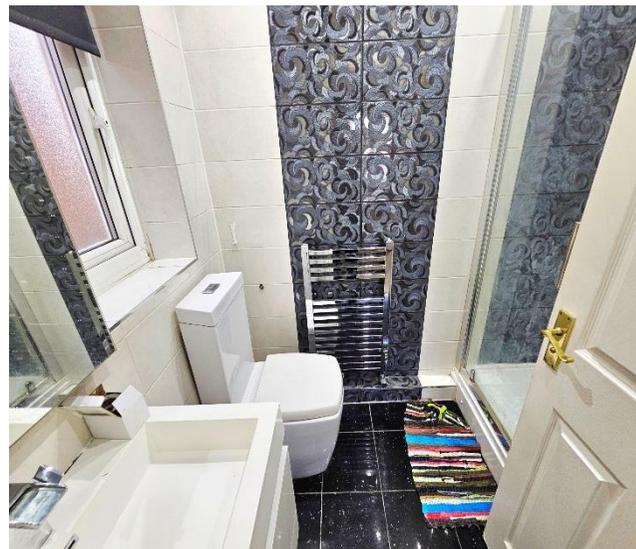
There are four double bedrooms to first floor, master bedroom with en-suite shower room, and, a family bathroom.

Outside the gardens offer a westerly perspective, with, to the frontage, a block paved fore garden which together with the integral garage provide substantial parking.

Viewings are via Paul Carr Boldmere office by appointment only.

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.





## Property Specification

OFFERED FOR SALE WITH NO UPWARD CHAIN AND VACANT POSSESSION UPON COMPLETION  
 LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND  
 EXCELLENT LIVING ROOM WITH VIEWS OVER THE REAR GARDENS  
 SEPARATE FORMAL DINING ROOM  
 TO THE REAR A BOTH BRIGHT AND SPACIOUS CONSERVATORY



Dining Room 2.48m (8'2") x 2.33m (7'8")  
 Utility 2.01m (6'7") x 1.78m (5'10")  
 Kitchen 3.76m (12'4") x 3.15m (10'4")  
 Lounge 4.37m (14'4") x 3.68m (12'1")  
 Conservatory  
 Garage  
 WC  
 Hallway

Bedroom 2 5.03m (16'6") x 2.67m (8'9")  
 Bedroom 4 3.02m (9'11") x 2.27m (7'5")  
 Bedroom 3 3.28m (10'9") x 2.79m (9'2")  
 Bedroom 1 5.34m (17'6") x 5.07m (16'8")  
 Bathroom

### 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: 9th February 2026

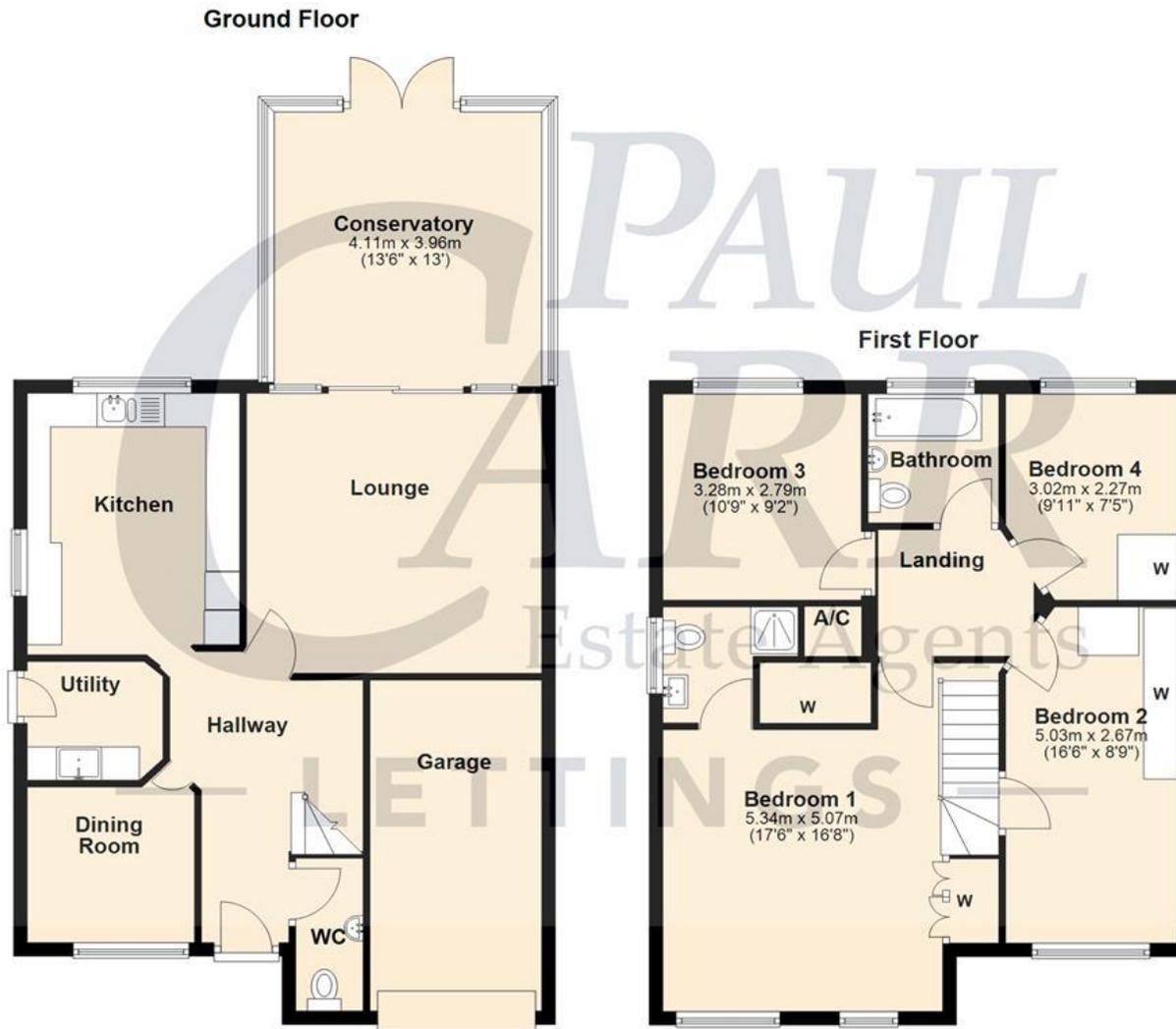
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### Viewer's Note:

Services connected: ALL  
 Council tax band: E  
 Tenure: Freehold  
 Restrictions: N/A  
 Other Charges: YES

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

