



The Greenway,
Sutton Coldfield, B73 6SG

£440,000

Paul Carr Estate Agents are delighted to present this beautifully presented and thoughtfully extended three-bedroom semi-detached family home, situated in a highly sought-after cul-de-sac.

Ideally located close to well-regarded local schools (buyers are advised to verify catchment areas), a range of amenities including Royal Sutton Park, and excellent transport links, this impressive property is sure to appeal to families and professionals alike.

The property is set back from the road behind a generous multi-vehicle driveway, providing access to the integral garage and an enclosed porch entrance. The property includes an electric vehicle charger, which is a great added feature for EV owners.

Stepping inside, you are welcomed by a spacious reception hallway featuring a contemporary radiator, staircase rising to the first floor, and doors leading to the principal living accommodation. To the front of the property is an elegant dining room with a charming bay window, flowing seamlessly through double doors into the extended lounge, where large windows frame delightful views over the rear garden.

Undoubtedly the heart of the home is the stunning extended kitchen/dining room. Beautifully designed with a comprehensive range of wall and base units, complemented by a stylish central island, this space is perfect for both everyday family living and entertaining. The kitchen features remote-controlled opening skylights with built-in rain sensors.

Impressive bi-fold doors opening directly onto the garden and creating a wonderful indoor-outdoor living experience.

Adjacent to the kitchen is a practical downstairs guest WC incorporating a low-level WC, wash hand basin, work surface, and dedicated space for white goods.

The first floor offers three well-proportioned double bedrooms. Bedrooms one and two each benefit from attractive bay windows, with the principal bedroom enjoying lovely open views over the rear garden. Bedroom three also features useful built-in storage.

Completing the accommodation is a contemporary family bathroom, fitted with a stylish four-piece suite comprising a low-level WC, wash hand basin, panelled bath, and separate shower enclosure, all enhanced by modern splashback tiling.

Externally, the property enjoys a well-established garden with a variety of colourful plants and shrubs, featuring a generous patio area, a neatly laid lawn, and enclosed fenced boundaries, providing a private and secure setting.

Perfect for al fresco dining, entertaining guests, or simply relaxing in the sunshine, this outdoor space is a wonderful extension of the home.

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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Ground Floor Accommodation

Porch 5' 3" max x 6' 4" max
(1.60m x 1.93m)

Hallway

Dining Room 13' 8" into bay x 10' 0" max
(4.16m x 3.05m)

Extended Lounge 22' 6" max x 10' 0" max
(6.85m x 3.05m)

Extended Kitchen Diner 22' 11" max x 17' 1" max
(6.98m x 5.20m)

Guest WC 7' 9" x 4' 5"
(2.36m x 1.35m)

First Floor Accommodation

Bedroom One 14' 6" max x 10' 5" max
(4.42m x 3.17m)

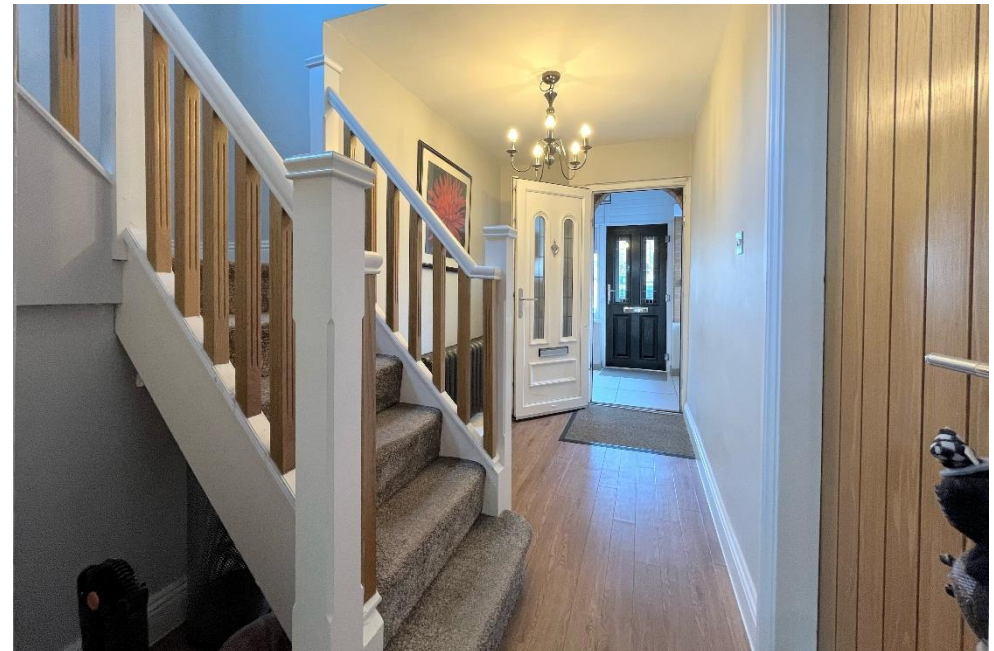
Bedroom Two 14' 4" max x 10' 5" max
(4.37m x 3.17m)

Bedroom Three 10' 1" x 8' 2"
(3.07m x 2.49m)

Bathroom 8' 4" max x 8' 3" max
(2.54m x 2.51m)

Outside

Garage





Floor Plan

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

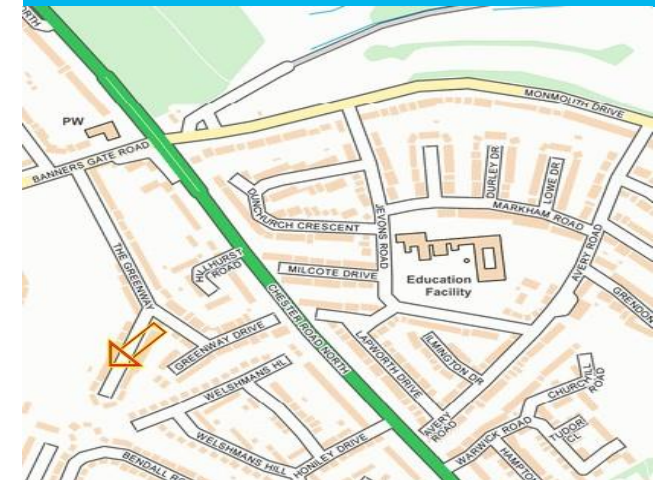


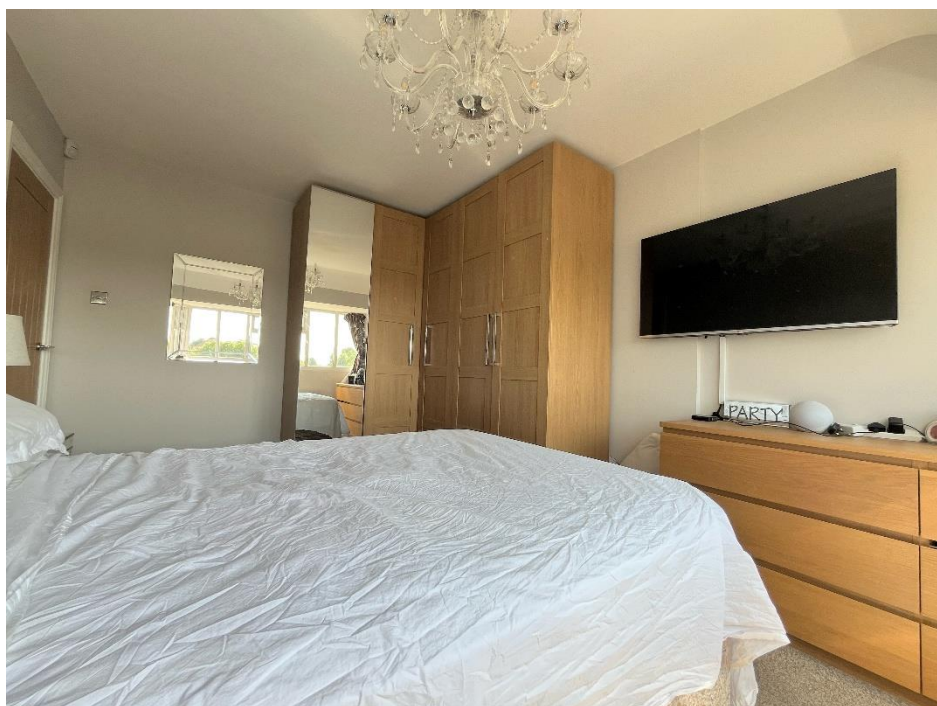
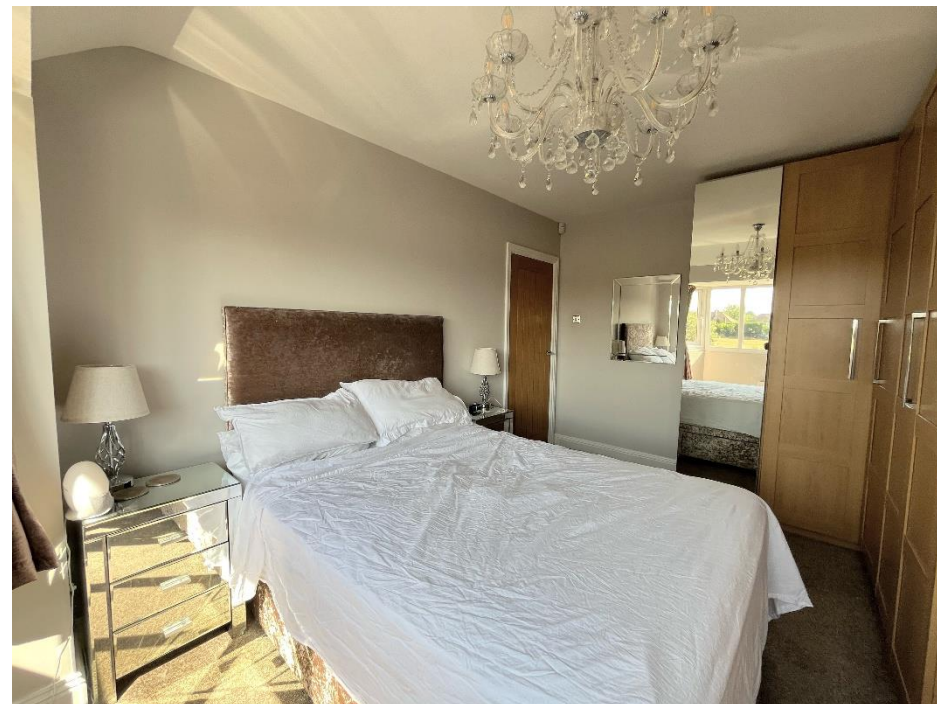
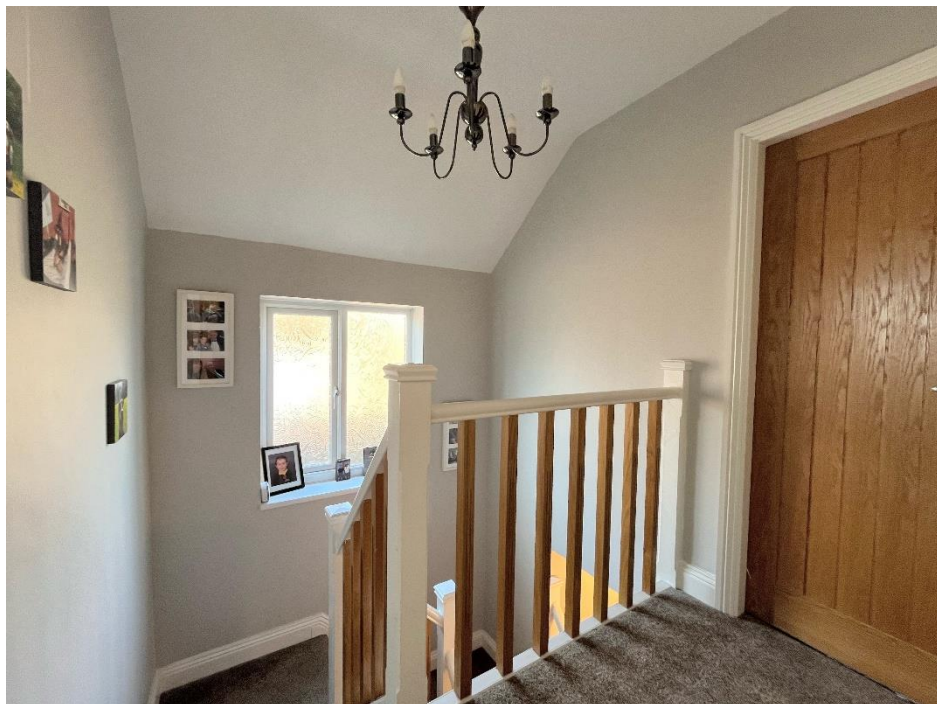
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

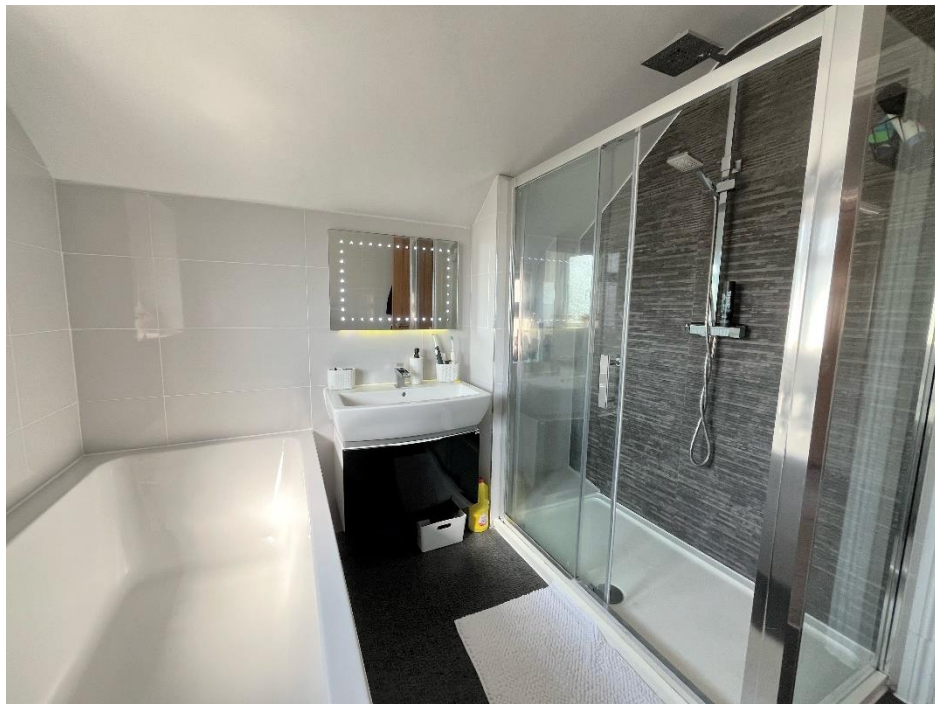
Energy Performance Rating

**NEW INSTRUCTION
AWAITING
ENERGY PERFORMANCE
CERTIFICATE**

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: 14th July 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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