



Falcon Lodge Crescent,  
Sutton Coldfield, B75 7RD

Offers in the Region Of £450,000

Situated on a highly sought-after residential development in the heart of Sutton Coldfield, this substantially extended family home offers an exceptional amount of versatile living accommodation, perfectly suited to modern family life.

Ideally positioned close to a wealth of local amenities, including well regarded schools for all age groups, shops, transport links and recreational facilities, the property combines convenience with generous living space.

Upon entering, viewers are immediately welcomed by the impressive sense of space throughout. The property boasts a superbly sized lounge, offering the perfect environment for both relaxing evenings and entertaining guests. At the heart of the home is a beautifully refitted and stylish kitchen, thoughtfully designed with both practicality and contemporary living in mind. Leading from the kitchen is a delightful conservatory, creating an additional reception area flooded with natural light and enjoying pleasant views over the garden. The ground floor further benefits from two excellent double bedrooms and a Jack-n-Jill shower room. Ideal for flexible family living, guests or multi-generational occupation.

To the first floor are three further generously proportioned bedrooms, all offering excellent space and versatility, complemented by a second well-appointed family bathroom.

Externally the property continues to impress. To the front is a substantial fore garden providing ample off road parking for multiple vehicles. To the rear the enclosed garden has been designed with entertaining and alfresco dining in mind. Whilst there is a large store providing an excellent storage facility.

This is a rare opportunity to acquire a significantly extended, beautifully presented home.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Walmley@paulcarrestateagents.co.uk)



## Room Measurements

**Living Room 15' 4" x 11' 7" (4.67m x 3.53m)**

**Kitchen Breakfast Room 18' 9" x 13' 3" (5.71m x 4.04m)**

**Conservatory 18' 1" x 7' 11" (5.51m x 2.41m)**

**Ground Floor Bedroom One 14' 7" x 11' 11" (4.44m x 3.63m)**

**Ground Floor Bedroom Two 11' 8" x 9' 10" (3.55m x 2.99m)**

**Ground Floor Bathroom 7' 3" x 5' 10" (2.21m x 1.78m)**

**Bedroom One 15' 1" x 11' 2" (4.59m x 3.40m)**

**Bedroom Two 11' 5" x 9' 5" (3.48m x 2.87m)**

**Bedroom Three 11' 1" x 9' 10" (3.38m x 2.99m)**

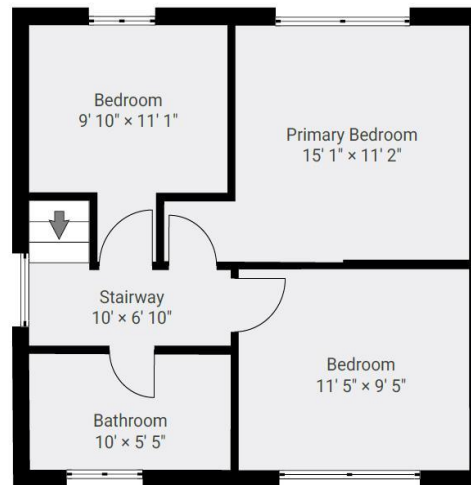
**Bathroom 10' 0" x 5' 5" (3.05m x 1.65m)**





# Floor Plan

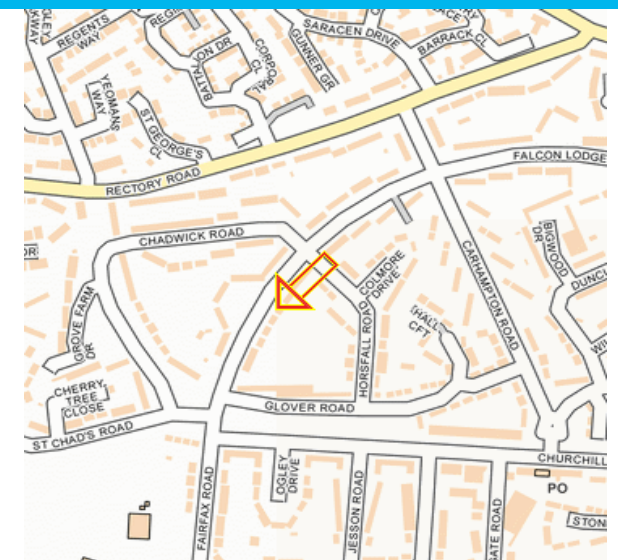
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
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: 7th May 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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