



Carnwath Road,
Sutton Coldfield, B73 6JP

Offers in the Region Of £675,000

A Truly Outstanding Four-Bedroom Detached Home with Character, Space & Exceptional Potential offered for sale with NO UPWARD CHAIN. A rare opportunity to acquire a substantial four-bedroom detached family home, beautifully positioned in the sought-after Boldmere area of Sutton Coldfield.

Full of character, natural light, space and versatility, this unique property offers an abundance of accommodation both inside and out, together with significant potential for a growing family to make it their forever home. From the moment you arrive, the property makes an impression, with an in-and-out driveway providing excellent off-road parking and leading to a large garage.

Inside, the home offers a fantastic sense of space, with a well-proportioned reception room and dining room to the fore, ideal for family living. To the rear is a particularly impressive extended and versatile room, offering an array of possibilities depending on the needs of the new owners. Whether used as a family room, playroom, entertaining space or additional living area. The home benefits from natural light throughout, creating a bright and welcoming atmosphere across the accommodation.

There are four bedrooms, complemented by a well-appointed family bathroom and separate WC to the first floor, while the ground floor benefits from an additional shower room with WC.

Outside, the property continues to impress. The large, attractive and mature rear garden provides an excellent private space, relaxation and entertaining, with established character and charm. Rear access further enhances the practicality of the garden and property. Location The property enjoys an enviable position within Boldmere, one of Sutton Coldfield's most popular and established residential areas.

Sutton Park is within walking distance, providing an exceptional natural setting on the doorstep, while Boldmere's excellent range of shops, cafés, restaurants and everyday amenities are also close by. There is convenient access to local schooling, transport links and wider travel connections, making this an ideal location for families looking to enjoy both a fantastic community and excellent connectivity.

This is far more than simply a four-bedroom detached house. It is a unique and characterful family home offering generous accommodation, wonderful outdoor space and enormous potential. With its combination of size, versatility, natural light, mature gardens, excellent location and proximity to Sutton Park, this is a property that truly needs to be viewed to appreciate everything it has to offer.

A rare and exciting opportunity for a family looking to create their ideal home in one of Sutton Coldfield's most desirable locations.



Room Measurements

Dining Room 15' 2" x 12' 6" (4.62m x 3.81m)

Living Room 14' 11" x 11' 11" (4.54m x 3.63m)

Kitchen 14' 11" x 12' 2" (4.54m x 3.71m)

Storage 6' 1" x 5' 9" (1.85m x 1.75m)

Garden Room 21' 4" x 11' 1" (6.50m x 3.38m)

Bathroom 8' 4" x 3' 4" (2.54m x 1.02m)

Bedroom One 15' 9" x 12' 7" (4.80m x 3.83m)

Bedroom Two 14' 11" x 12' 2" (4.54m x 3.71m)

Bedroom Three 10' 2" x 9' 2" (3.10m x 2.79m)

Bedroom Four 9' 10" x 8' 11" (2.99m x 2.72m)

Storage 9' 10" x 5' 5" (2.99m x 1.65m)

Bathroom 7' 8" x 5' 9" (2.34m x 1.75m)

Toilet 5' 9" x 2' 8" (1.75m x 0.81m)

Garage 15' 7" x 8' 7" (4.75m x 2.61m)

Front of Garage 13' 0" x 6' 8" (3.96m x 2.03m)

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk

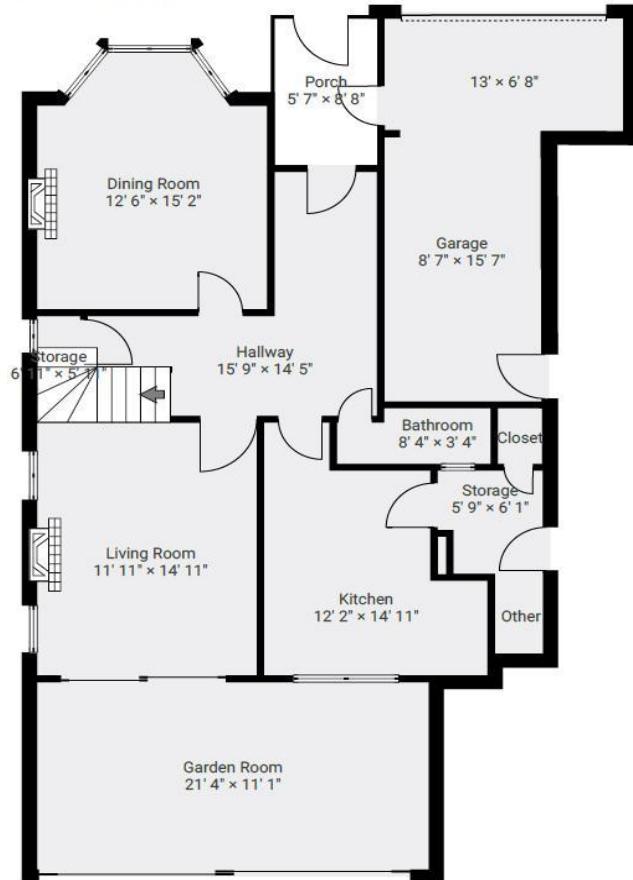




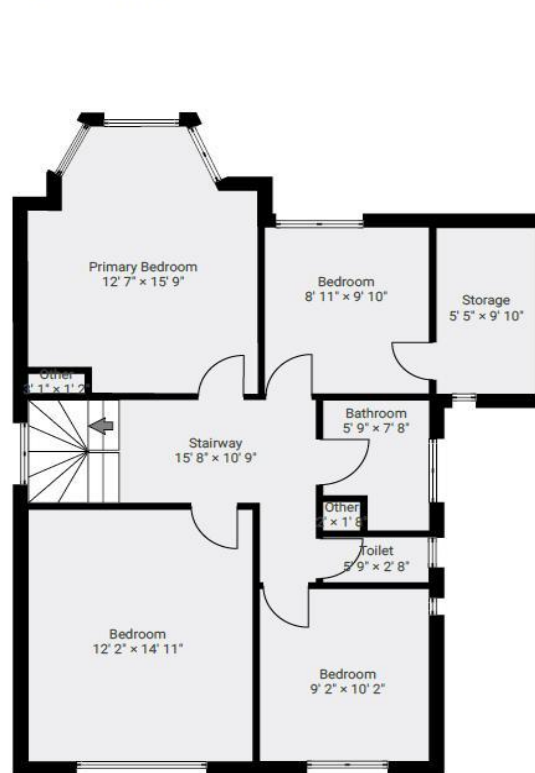
Floor Plan

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

▼ Ground Floor

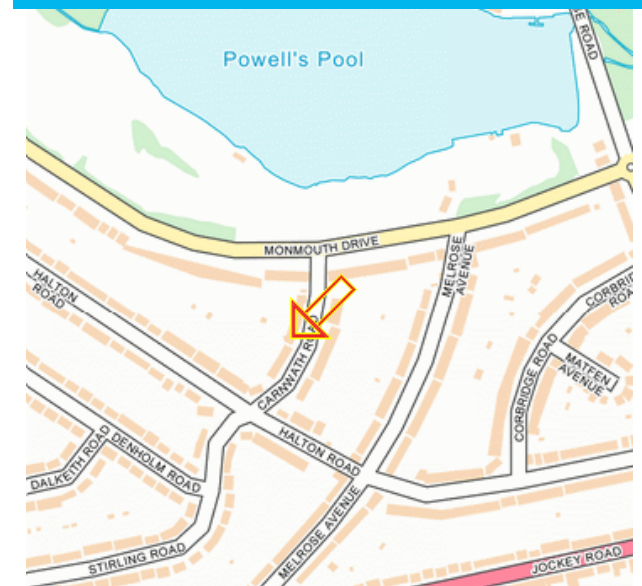


▼ First Floor



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:

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.