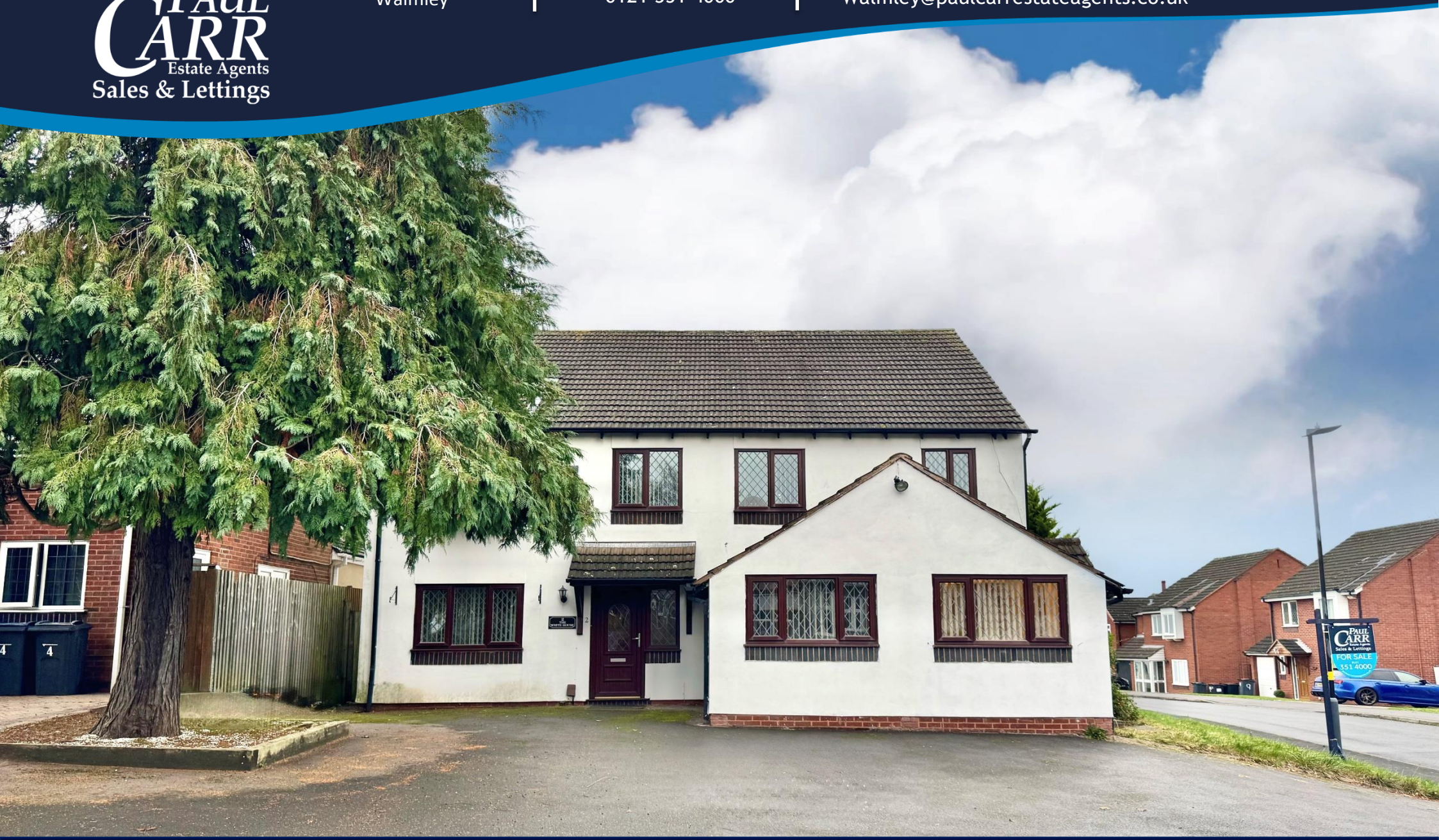
PAUL CARR Estate Agents Sales & Lettings

Walmley | 0121 351 4000 | Walmley@paulcarrestateagents.co.uk



Salisbury Grove,
Sutton Coldfield, B72 1XY

£585,000

Sutton Coldfield

£585,000

5 | 5 | 3

WOW! 5 double bedrooms, 5 bathrooms, an annexe, AND sold with no onward chain!

Situated in a highly sought-after location set back from the historic Penn's Lane, this stunning five-bedroom detached residence offers an exceptional family home with a wealth of features and ample space for modern living.

Boasting driveway parking for at least ten vehicles, this property exudes both expansive downstairs accommodation and flexible living arrangements, making it perfect for growing families or those seeking additional space. The heart of the home is the lavish dining room leading into the large kitchen complete with fitted units and high-quality integral appliances, providing a superb space for both casual dining and entertaining. A large, airy lounge with patio doors opens onto the private rear garden, creating a seamless indoor-outdoor flow that's perfect for summer gatherings or relaxation. For those who work from home, the ground floor also features a well-sized study.

Adding flexibility and value, this property includes a self-contained annexe with its own private entrance and shower room, making it ideal for multi-generational living, guests, or rental potential.

Upstairs, five double bedrooms are spread across a spacious gallery landing, with two benefiting from en suite shower rooms. Two additional family bathrooms add convenience, making this home well-suited to larger families or those who frequently host visitors.

The impressive private rear garden offers ample space for outdoor activities, landscaping, or creating a personal sanctuary, and the property is sold with no onward chain, enabling a smooth and swift transaction.

Located in a prime position for school catchments, close to local amenities, and offering excellent travel links to Birmingham City Centre, Sutton Coldfield, and beyond via the M6, this property promises an unparalleled blend of comfort, convenience, and style.

Don't miss the chance to make this exquisite home yours.





















Property Specification

DETACHED FAMILY HOME
CONTAINED ANNEXE
EXPANSIVE DRIVEWAY PARKING
FIVE DOUBLE BEDROOMS
TWO EN SUITE BATHROOMS

Dining Room 14' 5" x 10' 10" (4.39m x 3.30m)

Kitchen 15' 1" x 14' 4" (4.59m x 4.37m)

Living Room 19' 4" x 11' 9" (5.89m x 3.58m)

Study 11' 7" x 10' 3" (3.53m x 3.12m)

W.C 3' 6" x 2' 3" (1.07m x 0.69m)

Annexe Reception 14' 3" x 7' 4" (4.34m x 2.23m)

Annexe Living Room 10' 4" x 7' 4" (3.15m x 2.23m)

Annexe Bedroom 8' 11" x 7' 0" (2.72m x 2.13m)

Annexe Bathroom 5' 9" x 5' 3" (1.75m x 1.60m)

Bedroom One 14' 5" x 11' 10" (4.39m x 3.60m)

Bedroom Two 14' 9" x 10' 11" (4.49m x 3.32m)

En-Suite 7' 6" x 4' 8" (2.28m x 1.42m)

Bedroom Three 11' 9" x 9' 3" (3.58m x 2.82m)

Bedroom Four 11' 11" x 9' 1" (3.63m x 2.77m)

Bedroom Five 11' 9" x 9' 1" (3.58m x 2.77m)

En-suite 6' 6" x 5' 5" (1.98m x 1.65m)

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: 8th November 2024
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 £57 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.

Viewer's Note:

Services connected: Mains electricity, gas, water & drainage

Council tax band: F

Tenure: Freehold

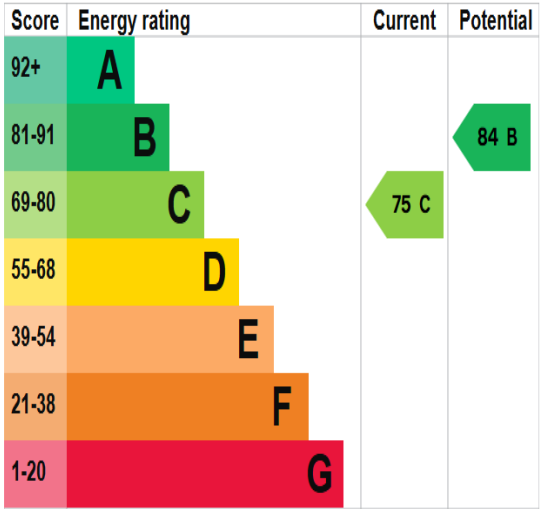
Floor Plan

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

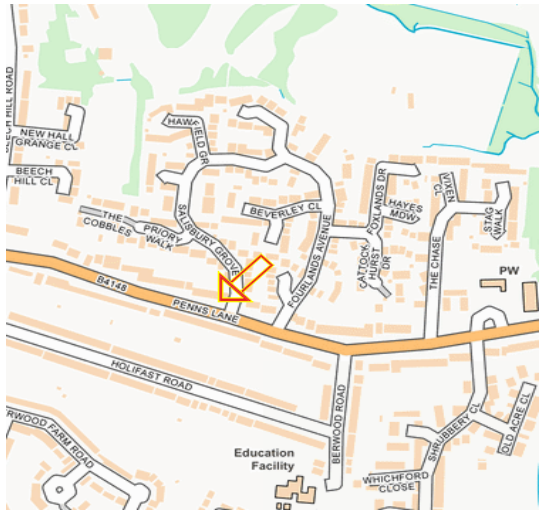




Energy Efficiency Rating



Map Location



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