



27 Berwood Road, Sutton Coldfield, B72 1BS
£599,950

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Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

EPC Rating: TBC

Council Tax Band: E

A beautifully improved and versatile family home, occupying a desirable cul-de-sac location in Sutton Coldfield – welcome to 27 Berwood Road.

Situated within a peaceful cul-de-sac just off Penns Lane, this spacious and thoughtfully extended family home offers an excellent combination of generous living accommodation, versatile spaces and a superb outdoor garden. The property is ideally positioned for families, with a well-regarded local primary school nearby, easy access to the amenities of Wylde Green, popular local schools, golf clubs and the extensive open spaces of Sutton Park.

The property is approached via a large driveway, providing ample off-road parking for a growing family. From the outset, this home makes a wonderful first impression. Upon entering, a bright and welcoming porch provides access to a convenient ground floor WC before leading into the spacious central hallway. From here, there is access to two excellent reception rooms.

To the right is an impressive living room, featuring a large front-facing window and French doors opening directly onto the rear garden. The combination of generous proportions and abundant natural light creates a warm and inviting family space. Also accessed from the hallway is a formal dining room, again benefiting from French doors leading out to the garden. The dining room flows naturally into the well-maintained kitchen, creating a practical and sociable arrangement for both everyday family life and entertaining.

The kitchen also provides access to a number of highly versatile additional spaces. There is a useful utility room with an adjoining boot room, which could offer an ideal home office, studio or workspace, particularly as it benefits from its own private entrance. A covered side passage/lean-to provides further storage and utility space, with direct access to the rear garden.

Upstairs, the spacious landing leads to four generously proportioned double bedrooms, all of which benefit from fitted wardrobes. The principal bedroom features its own en-suite shower room, while a separate family bathroom serves the remaining bedrooms.

Outside, the rear garden is a particular highlight of the property. Occupying a generous plot, it has been thoughtfully landscaped to provide a variety of spaces for relaxing and entertaining. A large patio and decking area offer excellent seating and entertaining space, with steps leading down to an immaculately maintained lawn, bordered by attractive planting and incorporating a dedicated jacuzzi area.

The garden also benefits from three substantial storage rooms, each offering excellent versatility and potential for a variety of uses, including a home gym, office, bar, hobby room or additional storage, subject to the buyer's requirements.

Overall, 27 Berwood Road is a substantial and highly versatile family home, offering generous accommodation both inside and out, together with excellent potential for modern family living in a popular Sutton Coldfield location.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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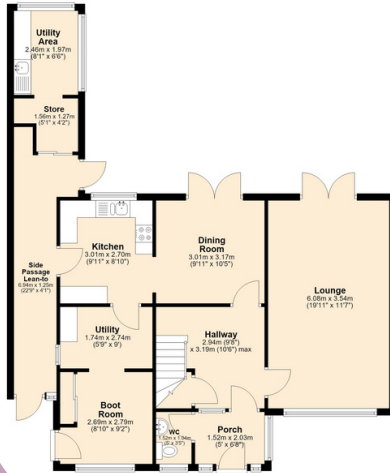
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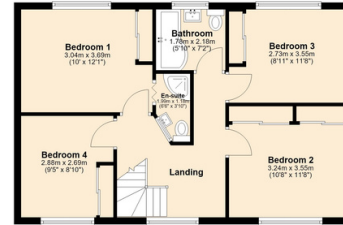




Ground Floor



First Floor



Total area: approx. 144.7 sq. metres (1557.6 sq. feet)









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