



Longmoor Road,
Sutton Coldfield, B73 6UB

Offers Over £375,000

Situated on the popular Longmoor Road in Sutton Coldfield, this beautifully presented and thoughtfully improved three-bedroom semi-detached home offers stylish, contemporary living with a high-quality finish throughout.

The property features a stunning rear extension that creates a superb open-plan living and kitchen space, perfect for modern family life and entertaining. The kitchen is a true focal point, featuring a vaulted ceiling with skylights, flooding the space with natural light, alongside French doors opening onto the patio. It is fitted with a comprehensive range of upper and lower cabinets, a central island with additional storage, and a separate full height cupboard. Integrated appliances include a fridge, dishwasher, microwave, wine fridge, and premium Neff double oven and induction hob.

The lounge/dining area offers both comfort and character, complete with traditional shaker-style built-in storage, a charming window seat, and a stylish inset Stovax wood-burning stove. Bi-fold doors seamlessly connect this space to a generous patio area, ideal for indoor-outdoor living.

Further ground floor accommodation includes a useful utility room, a convenient WC, and a shortened garage providing valuable storage. Underfloor heating runs throughout the downstairs, complemented by newly fitted radiators upstairs. Made-to-measure premium shutters enhance all front-facing rooms, adding both privacy and elegance.

Upstairs, the property offers three well-proportioned bedrooms, with the rear garden-facing bedroom benefiting from quality fitted wardrobes. A fully boarded loft with a spring-assisted hatch and ladder provides excellent additional storage.

Externally, the home continues to impress. The rendered front façade and cobble-print driveway create strong kerb appeal, while the substantial elevated rear garden enjoys sunlight throughout the day, with attractive views and mature trees. A large garden shed with electric power adds further practicality. There is also scope to extend further, subject to the necessary permissions.

Ideally located, the property is just a short walk from the expansive Sutton Park, as well as well-regarded local schools and amenities, making it an excellent choice for families.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C 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



Accommodation

Entrance Hall

11' 6" x 5' 4" (3.50m x 1.62m)

Open Plan Lounge/Dining Room

24' 0" (max) x 15' 11" (max) (7.31m x 4.85m)

Kitchen

20' 9" (max) x 10' 8" (max) (6.32m x 3.25m)

Utility Room

11' 5" (max) x 7' 0" (3.48m x 2.13m)

Ground Floor WC

5' 4" x 3' 6" (1.62m x 1.07m)

Shortened Garage

First Floor Landing

Bedroom One

12' 10" (into bay) x 10' 1" (3.91m x 3.07m)

Bedroom Two

10' 11" x 9' 4" (to wardrobe) (3.32m x 2.84m)

Bedroom Three

6' 11" x 5' 11" (2.11m x 1.80m)

Bathroom

7' 4" x 5' 3" (2.23m x 1.60m)

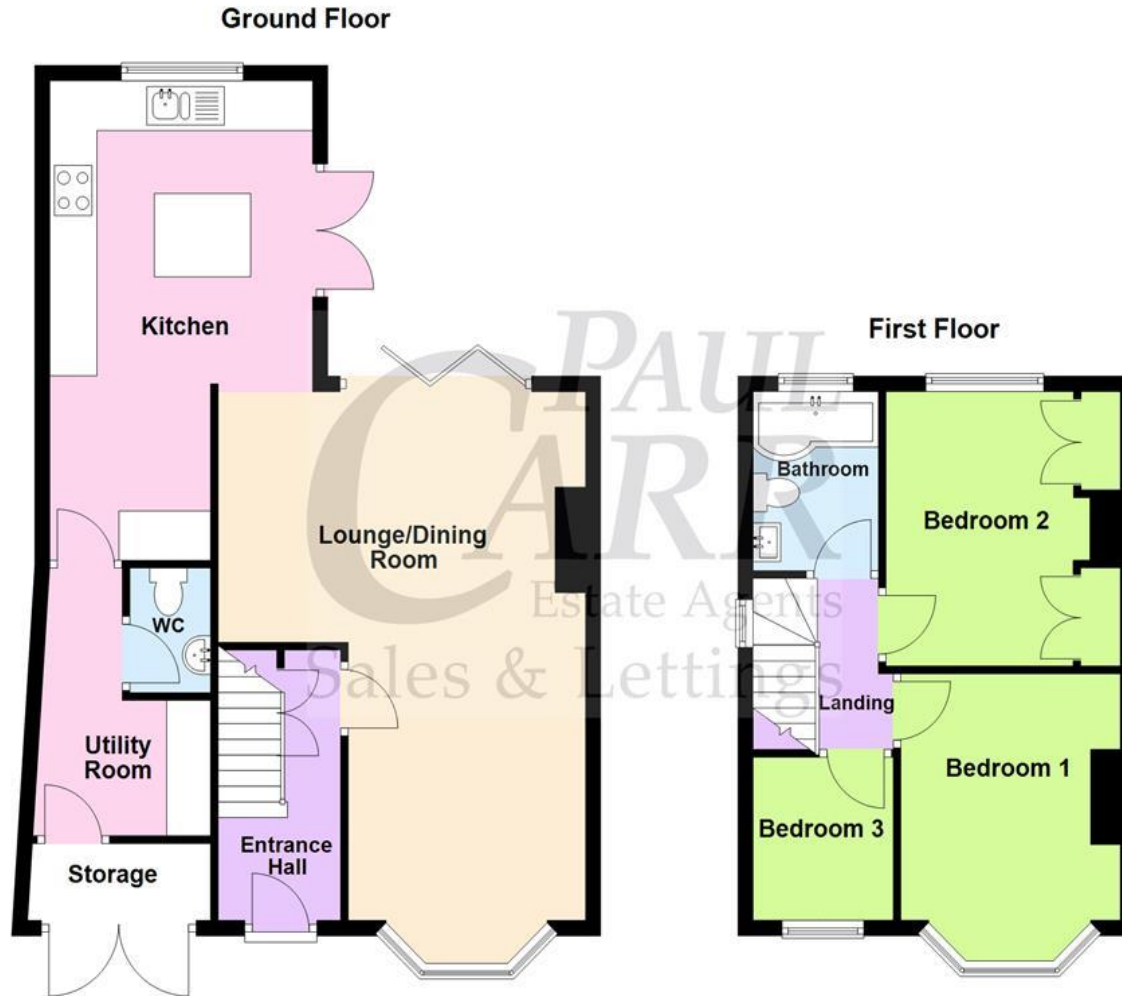






Floor Plan

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

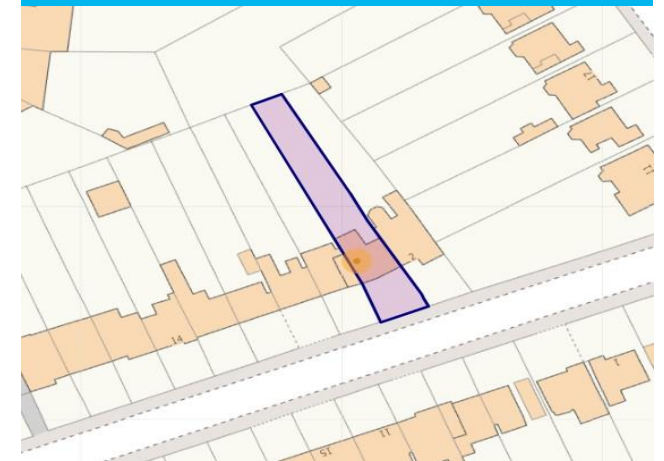


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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: 27th March 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.