Streetly 0121 353 6464 Streetly@paulcarrestateagents.co.uk

Sutton Oak Road,
Sutton Coldfield, B73 6TL

Offers Over £500,000

An immaculately presented and substantially extended three-bedroom semi-detached family home, offered for sale with no onward chain and located on the popular Sutton Oak Road.

Beautifully upgraded throughout, this turn-key home combines a large open-plan rear extension, premium bespoke kitchen, landscaped garden, detached 6m x 6m garden room, two pairs of modern composite doors and a versatile loft area, creating an exceptional family home within close proximity to reputable local schools, public transport links, local amenities and Sutton Park's 2,400-acre National Nature Reserve, which is within walking distance. The accommodation also benefits from a full ground floor bathroom with wet underfloor heating across the ground floor, divided into multiple independently controlled zones for improved comfort and efficiency. To the first floor, the property offers three well-presented bedrooms, while the professionally finished loft area provides an excellent additional area, complete with four large roof windows on opposing roof elevations, allowing superb natural light and cross-ventilation. The loft space has also been pre-wired for a home cinema/surround sound system, with concealed cabling within the walls. The property has been upgraded with energy efficiency, comfort and long-term quality in mind, including 100mm external wall insulation, premium self-cleaning silicone render, high-performance triple-glazed windows, two pairs of modern composite doors, high-quality internal doors, enhanced acoustic insulation between neighbouring properties and bespoke thermal reflective pleated blinds where required, helping to improve privacy, winter heat retention and reduced solar heat gain during the summer months. Externally, the home offers two off-road parking spaces to the front. To the rear is a landscaped, low-maintenance garden, ideal for relaxing and entertaining. A standout feature is the premium 6m x 6m detached garden room, complete with bifold doors, full insulation, dedicated heating, timber interior finish, external cladding and contemporary LED spotlight lighting. This creates a superb year-round space suitable for use as a gym, home office, entertainment room, bar or hobby space. The buyer is purchasing a home where the major improvements have already been completed, including an extension, a modern kitchen, a loft conversion, a landscaped garden, a garden room, upgraded insulation, double glazing, two sets of composite doors, underfloor heating, and numerous other high-quality enhancements. This is one of the main reasons why the property stands out from more standard homes in the area. This exceptional home offers an impressive level of specification throughout and is ready for its next owner to move straight into. Internal viewing is highly recommended to fully appreciate the size, finish and versatility of accommodation on offer.

Tenure: We can confirm the property is Freehold.

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

Porch 5' 11" x 5' 1" (1.80m x 1.55m)

Lounge/Dining Room 25' 9" x 15' 3" (7.84m x 4.64m)

Extended Open Plan Living Kitchen 19' 0" x 18' 10" (5.79m x 5.74m)

Mulit Use/Utility Room 9' 10" x 7' 5" (2.99m x 2.26m)

Study Area 11' 4" x 3' 7" (3.45m x 1.09m)

Laundry Room 8' 8" (into cupbaord) x 7' 5" (2.64m x 2.26m)

Ground Floor Shower Room 12' 0" x 4' 2" (3.65m x 1.27m)

Store Room 8' 0" x 4' 4" (2.44m x 1.32m)

Shortened Garage

Landing 6' 1" x 9' 11" (1.85m x 3.02m)

Bedroom One 14' 5" (into bay) x 10' 3" (max) (4.39m x 3.12m)

Bedroom Two 10' 11" x 10' 4" (3.32m x 3.15m)

Bedroom Three 8' 8" x 12' 2" (2.64m x 3.71m)

Luxury Family Bathroom 7' 5" x 9' 10" (2.26m x 2.99m)

Loft Area 14' 4" x 11' 9" (excluding eaves) (4.37m x 3.58m)

Garden Room 19' 0" x 19' 2" (5.79m x 5.84m)

Floor Plan

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

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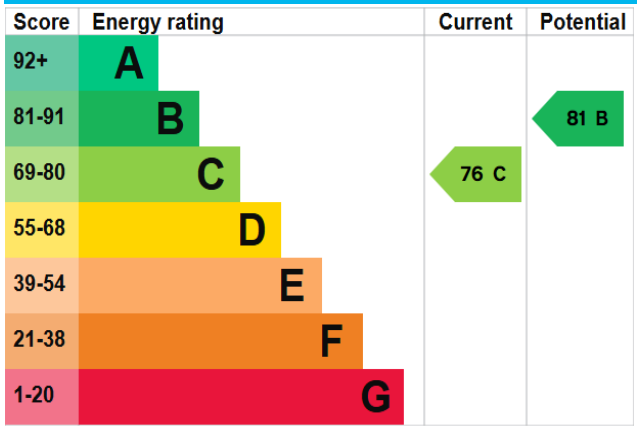
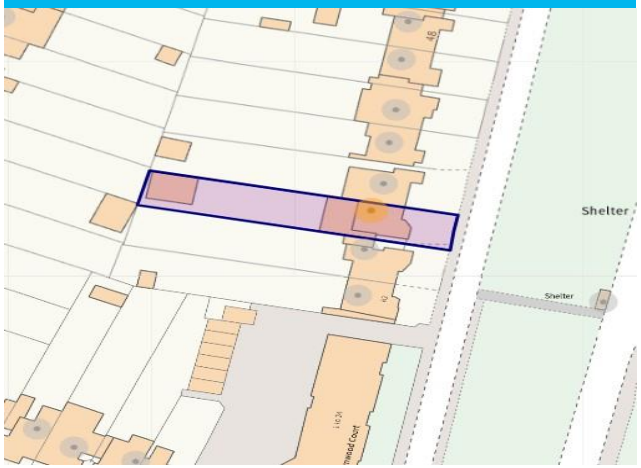
Energy Performance Rating



Map Location



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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.