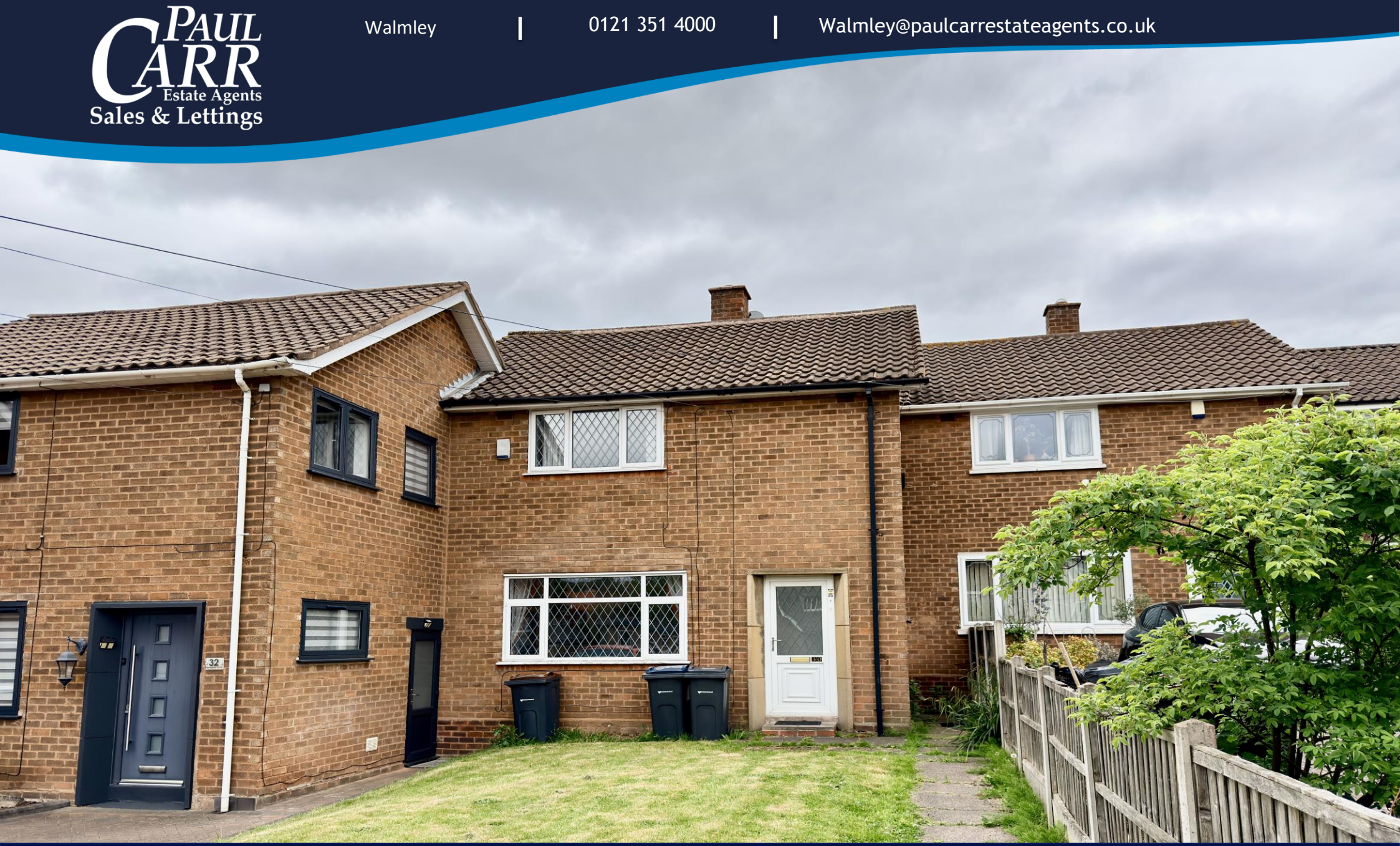
Walmley | 0121 351 4000 | Walmley@paulcarrestateagents.co.uk



Newdigate Road,
Sutton Coldfield, B75 7ER

Offers in Excess of £220,000

Sutton Coldfield

Offers in Excess of £220,000

3 1 2

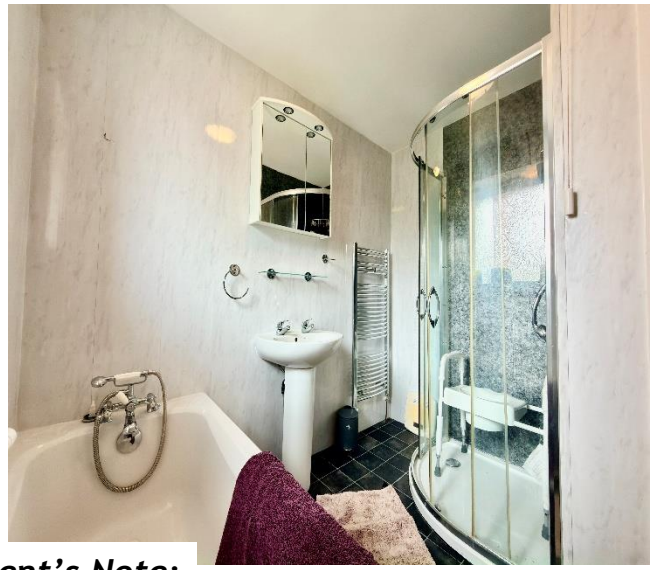
A well-presented three-bedroom staggered terraced freehold property, set within a popular residential location in Sutton Trinity and benefitting from a generous front garden and spacious accommodation throughout.

The property is approached via the front garden and opens into a welcoming interior, with the ground floor offering a spacious lounge providing an excellent main reception area for relaxing and family living. To the rear is a sweeping modern fitted kitchen dining room, designed as the social heart of the home. The kitchen offers a stylish and practical layout with a breakfast bar, ample dining space and patio doors leading directly out to the generous rear garden, creating a lovely flow between indoor and outdoor living.

To the first floor, the home offers three generously sized bedrooms, making it well suited to families, first-time buyers or those needing additional home working space. The accommodation is completed by a four-piece white suite family bathroom, comprising a bath, separate shower, toilet, sink and basin.

Externally, the property benefits from both a generous front garden and a good-sized rear garden, ideal for outdoor seating, entertaining and family use.

Offered as a freehold property and falling within Council Tax Band B, this is a fantastic opportunity to secure a spacious three-bedroom home in a well-regarded Sutton Trinity location.



Property Specification

TERRACED FAMILY HOME
THREE GENEROUS BEDROOMS
FITTED KITCHEN DINING ROOM
SPACIOUS LOUNGE
GENEROUS REAR GARDEN

Living Room 16' 11" x 12' 5" (5.15m x 3.78m)

Dining Area 11' 6" x 9' 6" (3.50m x 2.89m)

Kitchen 13' 5" x 8' 5" (4.09m x 2.56m)

Bedroom One 12' 6" x 11' 8" (3.81m x 3.55m)

Bedroom Two 11' 8" x 9' 6" (3.55m x 2.89m)

Bedroom Three 9' 4" x 8' 9" (2.84m x 2.66m)

Bathroom 7' 10" x 7' 10" (2.39m x 2.39m)

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: 12th May 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 £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: Electric, gas, water & drainage

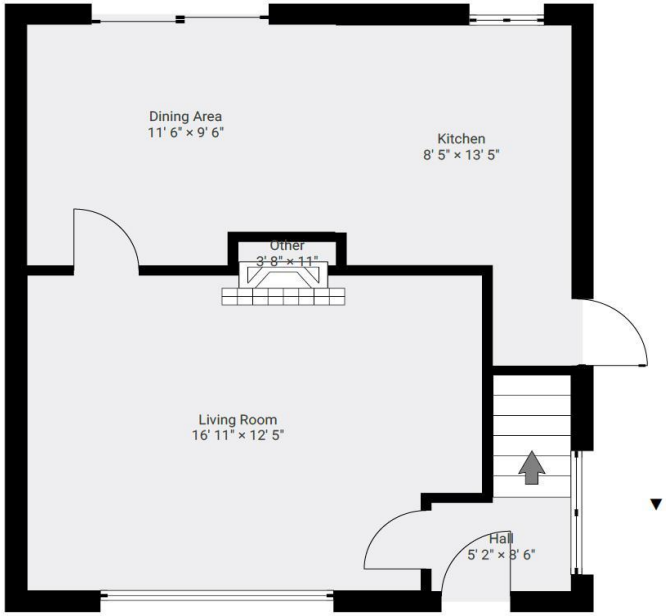
Council tax band: B

Tenure: Freehold

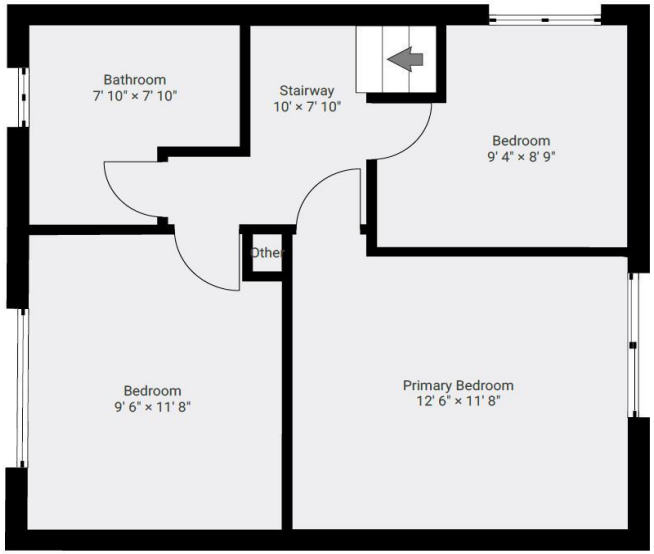
Floor Plan

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

▼ Ground Floor



▼ 1st Floor



Energy Efficiency Rating

New Instruction Awaiting E.P.C.

Map Location