PAUL CARR Estate Agents
Sales & Lettings

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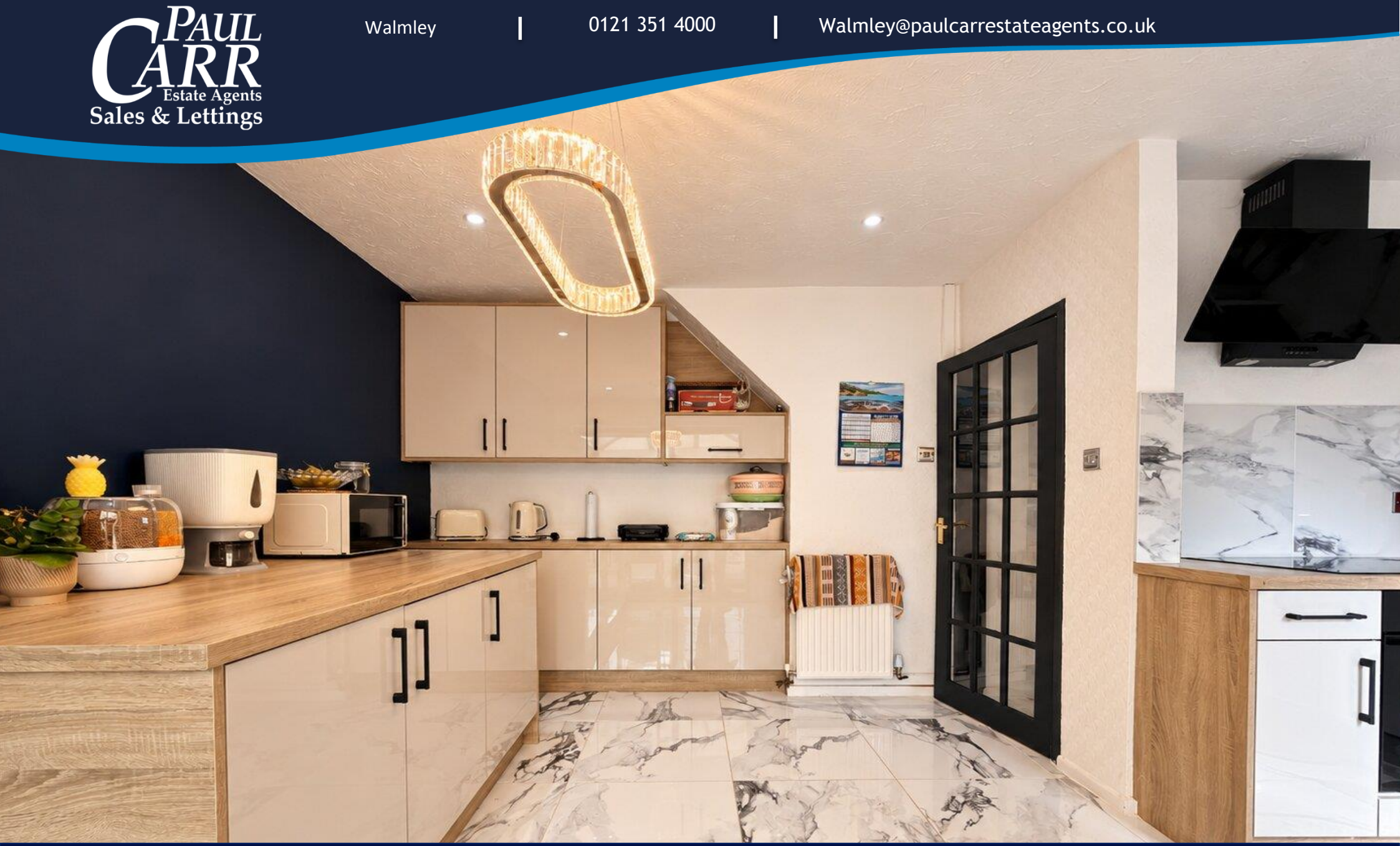

Stone Avenue,
Sutton Coldfield, B75 7LP

Offers in Excess of £220,000

Sutton Coldfield

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Paul Carr Estate Agents are delighted to offer for sale this well-presented and substantially improved two-bedroom semi-detached home, pleasantly positioned on Stone Avenue, a quiet cul-de-sac within convenient reach of Fairfax Academy, local shops and amenities, playing fields and everyday transport links.

Approached via a paved pathway with a lawned fore garden, the property is entered through a useful, enclosed porch, leading into a home that combines generous proportions with a smart contemporary finish.

The front lounge provides a comfortable and inviting reception space, centred around a feature fireplace with a striking dark accent wall, complemented by a large front-facing window which allows plenty of natural light into the room.

To the rear is an impressive modern fitted kitchen and dining space, finished with a range of high-gloss wall and base cabinetry, contrasting wood-effect work surfaces and stylish marble-effect flooring and splashbacks. There is ample preparation and storage space, an integrated cooking area with electric hob and oven, sink and drainer, together with a substantial peninsula/breakfast bar arrangement which gives the room a sociable feel. The kitchen also benefits from contemporary lighting and opens directly into a useful conservatory, providing an additional versatile space overlooking the rear garden.

To the first floor are two particularly generous double bedrooms. The principal bedroom enjoys excellent proportions with plenty of space for freestanding furniture, while the second double bedroom is similarly well-sized and naturally bright.

Completing the first-floor accommodation is the striking family bathroom, fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin with vanity storage and WC. Full-height marble-effect tiling gives the room a smart, contemporary finish.

Outside, the property benefits from a substantial and private rear garden, offering excellent potential for buyers wanting a generous outside space. A large paved patio provides room for seating and entertaining, with additional lawn, established planting and fenced boundaries extending towards the rear.

A spacious and stylish home with particularly strong room sizes, a modern kitchen, two genuine double bedrooms and a generous garden, Stone Avenue would make an excellent purchase for first-time buyers, couples or those looking to downsize without compromising on living space.

Property Specification

SEMI DETACHED RESIDENCE
TWO IMPRESSIVE DOUBLE BEDROOMS
IMMACULATE CONDITION THROUGHOUT
STRIKINGLY MODERN FITTED KITCHEN DINER
SPACIOUS LOUNGE

Lounge 16' 5" x 10' 2" (5.00m x 3.10m)

Kitchen/Diner 21' 0" x 3' 0" (6.40m x 0.91m)

Conservatory 8' 2" x 7' 7" (2.49m x 2.31m)

Bedroom One 16' 5" x 13' 1" (5.00m x 3.98m)

Bedroom Two 13' 5" x 9' 10" (4.09m x 2.99m)

Bathroom 7' 7" x 6' 3" (2.31m x 1.90m)

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: 7th September 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:

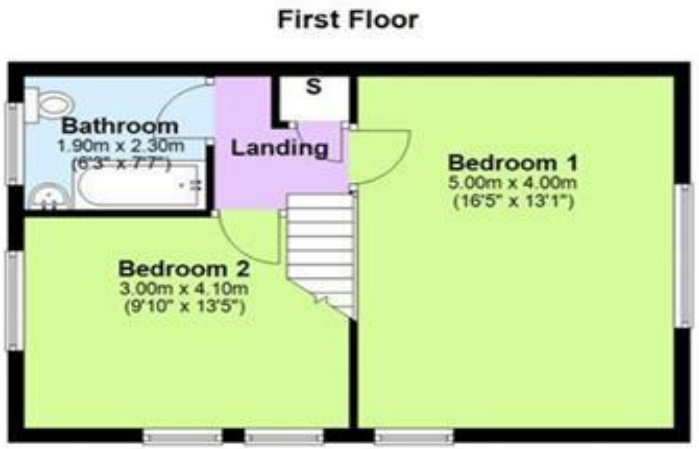
Services connected: Electric, gas, water & drainage

Council tax band: B

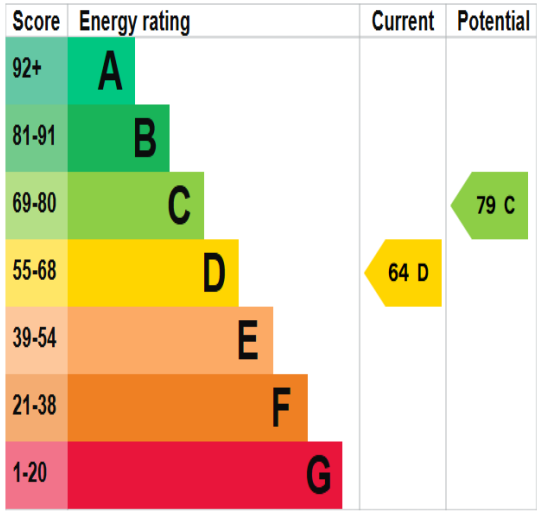
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating



Map Location

www.paulcarrestateagents.co.uk
OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman