



Stapleton Close, Minworth
Sutton Coldfield, B76 1XT

Offers in Excess of £300,000

Minworth

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This Property is Being sold by Paul Carr Secure Sale. Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £7,475 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team. Situated within a quiet and highly regarded cul-de-sac, this extended four-bedroom semi-detached family home offers generous and versatile accommodation, ideal for growing families or buyers seeking adaptable living space. The property is offered to the market with no onward chain, allowing for a straightforward and timely purchase. The accommodation begins with a welcoming entrance hallway, providing access to a well-proportioned front living room featuring a bay window that allows plenty of natural light. To the rear, the home has been extended to create a spacious open-plan kitchen and dining area, forming the heart of the property and offering excellent space for everyday living and entertaining. Double doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. The ground floor also benefits from a useful additional reception/study or fourth bedroom, along with a ground floor WC and internal access to the garage, adding practicality and flexibility for modern family life. Upstairs, the first floor offers three bedrooms, including two generous doubles and a further well-sized single, all served by a family bathroom. The layout lends itself well to reconfiguration or modernisation, should a buyer wish to personalise the space. Externally, the property enjoys a private rear garden, mainly laid to lawn, providing a pleasant outdoor space for relaxation or family use. To the front, there is a driveway and garage, offering off-road parking and storage. Stapleton Close is ideally positioned for local schools, amenities, transport links, and green spaces, while benefitting from the peace and privacy that a cul-de-sac location provides. A fantastic opportunity to acquire a chain-free, extended family home in a sought-after residential setting.





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: 9th January 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.

Property Specification

Being Sold by Paul Carr Secure Sale (BUY IT NOW Option Available) - Reservation Fee Applies
 EXTENDED SEMI DETACHED FAMILY HOME
 FOUR/THREE BEDROOMS
 SOLD WITH NO ONWARD CHAIN
 DRIVEWAY PARKING

Study/ Bed 4 8' 4" x 9' 8" (2.54m x 2.94m)

Other 7' 9" x 11' 11" (2.36m x 3.63m)

Kitchen 15' 4" x 11' 1" (4.67m x 3.38m)

Toilet 4' 6" x 3' 7" (1.37m x 1.09m)

Garage 7' 9" x 13' 11" (2.36m x 4.24m)

Living Room 11' 11" x 15' 3" (3.63m x 4.64m)

Hallway 5' 3" x 15' 3" (1.60m x 4.64m)

Porch 3' 6" x 2' 8" (1.07m x 0.81m)

Bedroom 8' 0" x 13' 1" (2.44m x 3.98m)

Bedroom 6' 7" x 9' 9" (2.01m x 2.97m)

Closet 3' 10" x 1' 10" (1.17m x 0.56m)

Closet 3' 9" x 1' 10" (1.14m x 0.56m)

Stairway 6' 8" x 8' 2" (2.03m x 2.49m)

Bedroom 8' 0" x 10' 6" (2.44m x 3.20m)

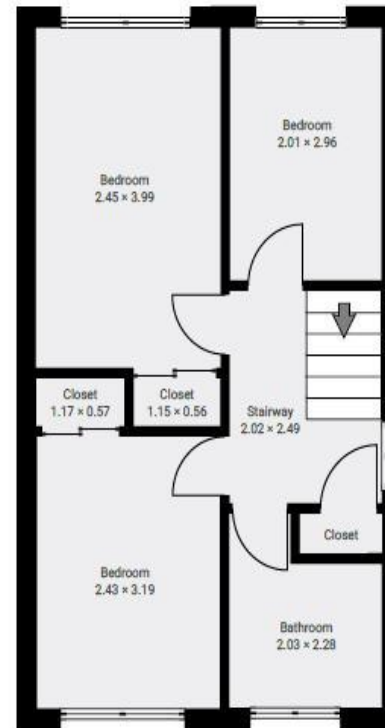
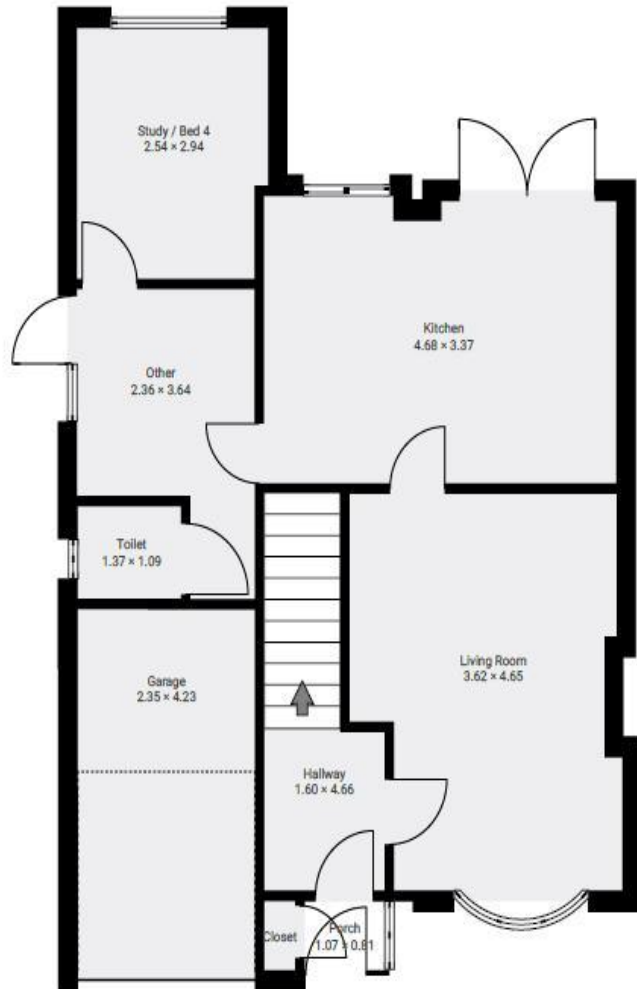
Bathroom 6' 8" x 7' 6" (2.03m x 2.28m)

Viewer's Note:

Services connected:
 Council tax band: C

Floor Plan

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



Energy Efficiency Rating

Map Location

