



Banners Gate Road,
Sutton Coldfield, B73 6TZ

£365,000

Situated on the ever popular Banners Gate Road, this three bedroom semi detached family home offers spacious and well planned accommodation, ideal for families and buyers looking to settle within a highly regarded residential location. The property is conveniently positioned within close proximity to Sutton Park's 2,400 acre National Nature Reserve, as well as a range of local amenities, public transport links and reputable local schools.

The property is approached via a spacious front driveway, providing off road parking for multiple vehicles, while also enjoying a pleasant outlook to the front. Internally, the accommodation begins with a porch leading into a welcoming entrance hallway, with access through to the main living accommodation. To the front of the property is the dining room, providing a versatile space for family meals or entertaining, while the lounge is positioned to the rear and enjoys views over the garden. To the rear of the property is an extended kitchen/breakfast room, offering a practical space for everyday family living, with access out to the rear garden. The ground floor also benefits from an integral garage, providing useful storage or potential for conversion, subject to any necessary permissions.

To the first floor, the landing gives access to three bedrooms, comprising two double bedrooms and a reasonable size single bedroom. A family bathroom and separate WC complete the first floor accommodation.

Externally, the rear garden is a particularly attractive feature of the home, being private and of an excellent size. The garden includes a patio area, lawn, shrubbery borders and fenced surrounds, creating a pleasant outdoor space for families to enjoy.

Internal viewing is highly recommended to fully appreciate the accommodation, position and potential this family home has to 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

Entrance Hall

11' 7" x 6' 5" (3.53m x 1.95m)

Lounge

14' 0" x 10' 10" (4.26m x 3.30m)

Dining Room

9' 11" x 10' 11" (3.02m x 3.32m)

Kitchen/Breakfast Room

13' 4" x 13' 3" (4.06m x 4.04m)

Garage

13' 7" x 6' 2" (4.14m x 1.88m)

First Floor Landing

Bedroom One

14' 3" (into bay) x 10' 10" (4.34m x 3.30m)

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

Bedroom Three

6' 9" x 6' 5" (2.06m x 1.95m)

Family Bathroom

6' 4" x 5' 0" (1.93m x 1.52m)

WC

3' 5" x 2' 6" (1.04m x 0.76m)







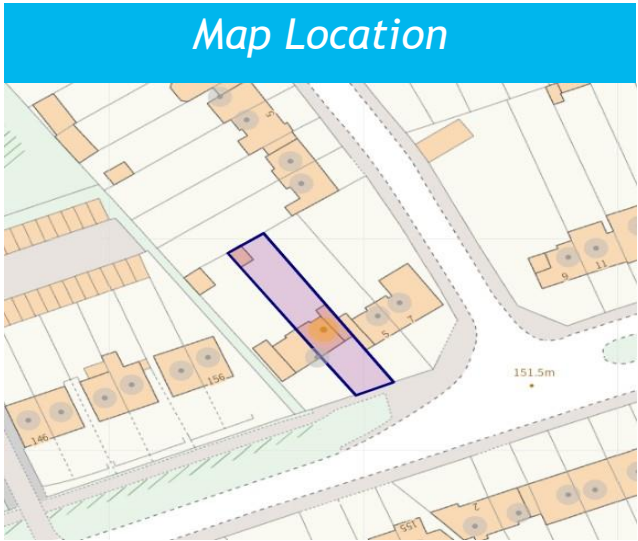
Floor Plan

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



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		









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:

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