



Rowan Road,
Sutton Coldfield, B72 1NN

Offers in Excess of £385,000

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Offered for sale via Paul Carr Sutton Coldfield Office - this immaculately presented bright and spacious semi-detached family home is positioned on the outskirts of Sutton Town Centre and demands viewing to fully appreciate the quality and scope of the home on offer.

The property benefits from being within a short distance of commuter train stations and is on the cusp of public transport routes. The home on offer is well served for amenities ranging from high street shopping to a multitude of local schools.

The property is approached via a block paved dressed fore garden. The front doorway leads into an entrance hallway with stairs rising to the first floor elevation. The hallway then leads then into a bright and spacious contemporary family lounge to the fore.

To the rear elevation is a beautifully appointed fully fitted and extended contemporary family kitchen/dining room featuring a range of high quality fitted units with integrated appliances and velux ceiling window lights with bi-fold doors opening onto the rear gardens. A side utility veranda is also provided.

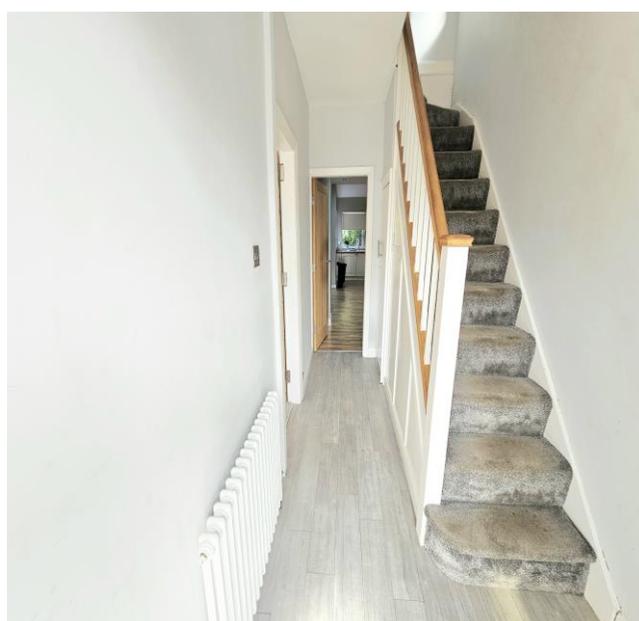
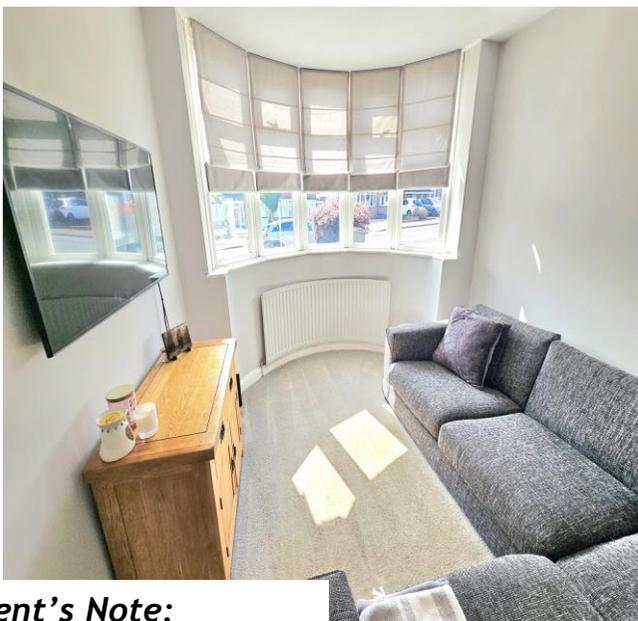
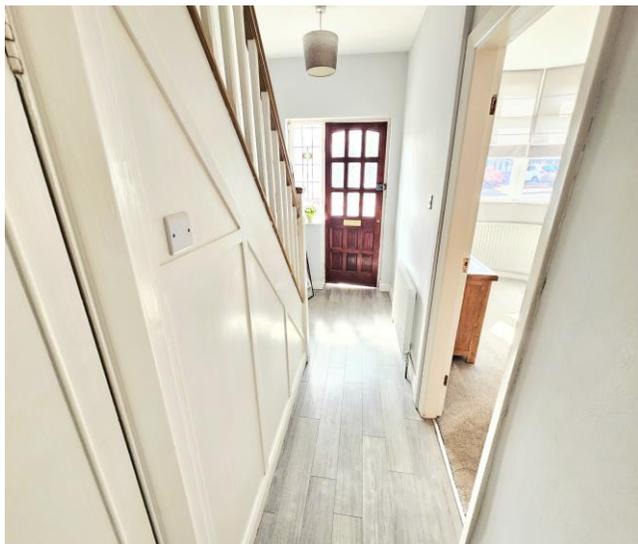
To the first floor are three beautifully dressed spacious bedrooms, the third having been extended, and a bright spacious family bathroom with full white suite offering high quality appointments.

To the rear the gardens offer a landscaped Westerly facing perspective having a dressed patio with seating areas, a large lawned area, beautifully dressed herbaceous borders with wooden panel fencing to all sides. Viewing is highly recommended and is strictly via Paul Carr Boldmere Office and for proceedable buyers only.



Property Specification

AN OUTSTANDING EXTENDED FAMILY HOME DEMANDING VIEWING TO APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER
THE PROPERTY IS WITHIN WALKING DISTANCE OF SUTTON CENTRE WITH ITS VAST RANGE OF AMENITIES
LOCAL SCHOOLS WITHIN WALKING DISTANCE - ROAD AND RAIL LINKS
BEAUTIFULLY APPOINTED OPEN PLAN FAMILY KITCHEN DINING ROOM WITH A RANGE OF HIGH END MATCHING UNITS WITH APPLIANCES THERETO, SIDE UTILITY VERANDA LEADING OFF
BEAUTIFULLY APPOINTED FRONT LOUNGE



Utility Room 10.53m (34'6") x 1.43m (4'8")
Porch
Hallway

Living Room 3.02m (9'11") x 3.00m (9'10")
Open plan kitchen/dining room - Dining room 6.30m (20'8") x 3.00m (9'10") max
Open plan Kitchen/Dinning Room - kitchen area 7.24m (23'9") x 1.74m (5'9")

Landing
Bedroom 1 3.92m (12'10") x 3.06m (10') plus 1.76m (5'9") x 1.76m (5'9")
Bedroom 2 3.87m (12'8") x 3.03m (9'11") plus 1.76m (5'9") x 1.76m (5'9")
Bedroom 3 4.83m (15'10") x 2.04m (6'8") plus 1.76m (5'9") x 1.76m (5'9")
Bathroom

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: 25th July 2025

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.

Viewer's Note:

Services connected: ALL
Council tax band: D
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions: N/A

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location