



84 Victoria Road, Sutton Coldfield, West Midlands, B72 1SN

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

About this property

A Superb 5-bedroom Victorian family house fully refurbished much to its former glory. The house offers bright and easy accommodation pulled to life from a magazine shoot, spread over 4 floors and is ideal for a demanding and growing family boasting more than 3000 sq feet of space. The house has an excellent specification throughout including a comprehensive bespoke fitted kitchen, sympathetically styled bathrooms, parquet floors, imposing fires, and surrounds, striking ceiling heights, and superb interior décor from window to wall. In all a lovely home fully completed and ready for immediate occupation.

Outside

The house sits proudly behind black wrought iron fencing and gate with a neatly boxed hedge border. The rear garden has a flat manicured lawn, well planted borders with large laurels and post and rail fencing. Access via a single opening wooden gate to the front elevation with ample parking at the front driveway area for numerous cars

Situation

Situated in the highly desirable Victoria Road and only a short walk to desirable Schools, Shops, and the renowned Sutton Park. Facilities locally include: a plethora of high street stores, independent coffee shops, restaurants and bars, and Sutton Coldfield train station with regular trains to Birmingham New Street in 20 Minutes.



Lower Ground Floor Accommodation

Family Room 8.32m (27'4") max x 5.37m (17'7") max

Utility Area 4.34m (14'3") x 4.22m (13'10") max

WC 2.04m (6'8") x 1.03m (3'5")

Ground Floor Accommodation

Porch 1.34m (4'5") x 1.32m (4'4")

Hall

Kitchen/Breakfast Room 8.45m (27'9") x 4.24m (13'11")

Lounge 5.93m (19'5") into bay x 4.18m (13'9")

Dining Room 5.08m (16'8") x 3.46m (11'4")

Snug 3.56m (11'8") x 3.11m (10'2")

Lobby 6.39m (21') max x 5.72m (18'9") max

First Floor Accommodation

Bedroom Two 5.72m (18'9") max x 4.09m (13'5") max

Bedroom Three 3.68m (12'1") max x 3.35m (11')

Bedroom Four 4.07m (13'4") x 3.49m (11'5")

Bathroom 4.22m (13'10") max x 3.25m (10'8") max

Second Floor Accommodation

Master Bedroom 5.97m (19'7") max x 5.72m (18'9") max

En-suite 3.36m (11') x 2.35m (7'9")

Office/Bedroom Five 4.72m (15'6") x 3.31m (10'10")





FLOORPLAN

Floorplan is for illustration purposes only and not drawn to scale



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location





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.







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