



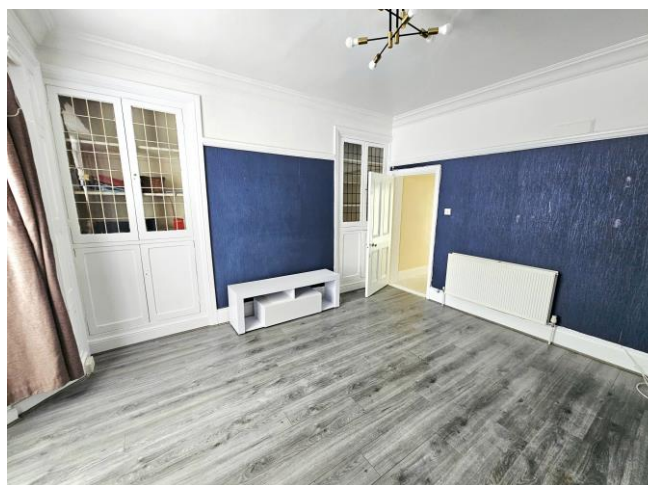
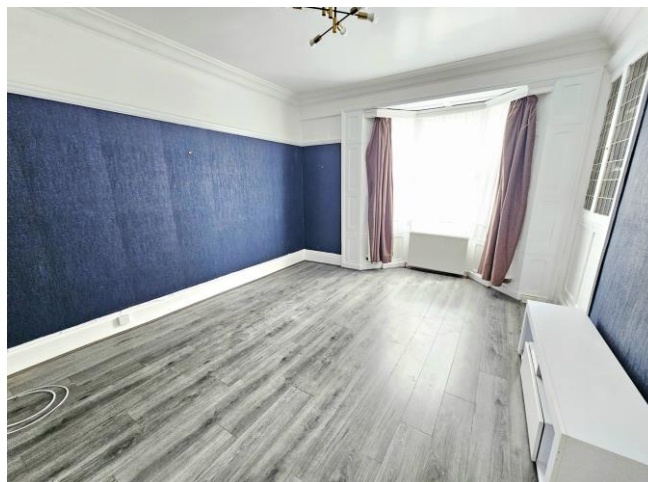
Birmingham Road,  
Sutton Coldfield, B72 1DH

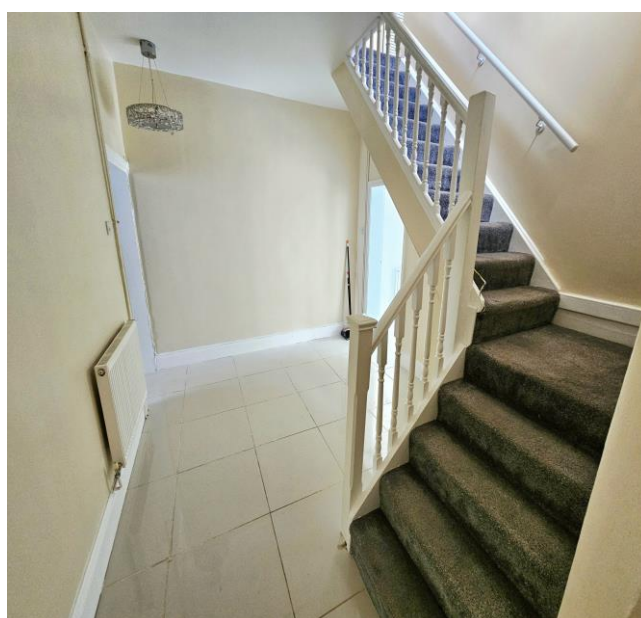
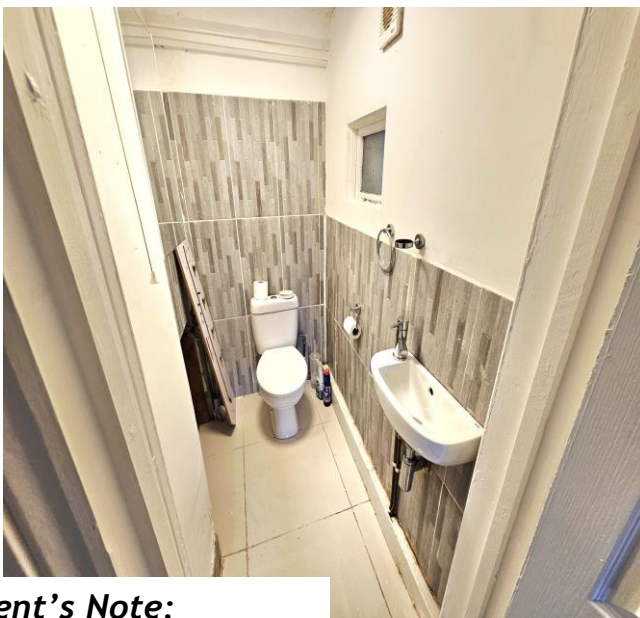
**Auction Guide Price £350,000**

## Auction Guide Price £350,000

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An opportunity not to be missed this characterful family home offers arterial access to Sutton Coldfield, Boldmere and Birmingham centres and is within short distance of local schools, additionally it provides access to a range of local amenities to include shops, stores and supermarkets. This unique property boasts entrance via a inner hallway with guest W.C. off and internal access into a work shop and garage complex, the property then offers a front sitting room overlooking the fore garden with, to the rear, a formal dining room and most luxuriously appointed open plan kitchen with a range of kitchen fitments with access to the rear gardens. To the first floor are three excellent bedrooms and a family bathroom featuring a fitted white suite. To the rear are lawned gardens and brick built out house, all of which are enclosed by panel fencing. To the frontage is off road parking and access to the garage. This home is bound to attract interest being unique in character and position, viewing is strictly by appointment and via Paul Carr Boldmere office and is highly recommended for proceedable purchasers only. This Property is Being sold by Paul Carr Modern Auction. Modern Auction 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 £8,075 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.





## Property Specification

FOR SALE WITH NO ONWARD CHAIN - VACANT POSSESSION  
UPON COMPLETION - Being Sold by Paul Carr Modern Auction  
(BUY IT NOW Option Available) - Reservation Fee Applies  
LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO  
LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND  
EXCELLENT LIVING ROOM  
RE-FITTED KITCHEN DINING ROOM  
THREE GOOD SIZE BEDROOMS TO THE FIRST FLOOR

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.

Lounge 4.10m (13'5") x 3.85m (12'8")  
Entrance Hall

Garage  
Store  
Store  
WC

Kitchen 5.95m (19'6") x 3.45m (11'4")  
Store

Bedroom 2 3.53m (11'7") x 2.56m (8'5") plus 0.68m (2'3") x 0.68m (2'3")

Landing

Bathroom 2.82m (9'3") x 2.15m (7'1")

Bedroom 1 4.10m (13'5") x 3.43m (11'3")

Bedroom 3 1.87m (6'2") x 1.72m (5'8")

### 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: 26th August 2025

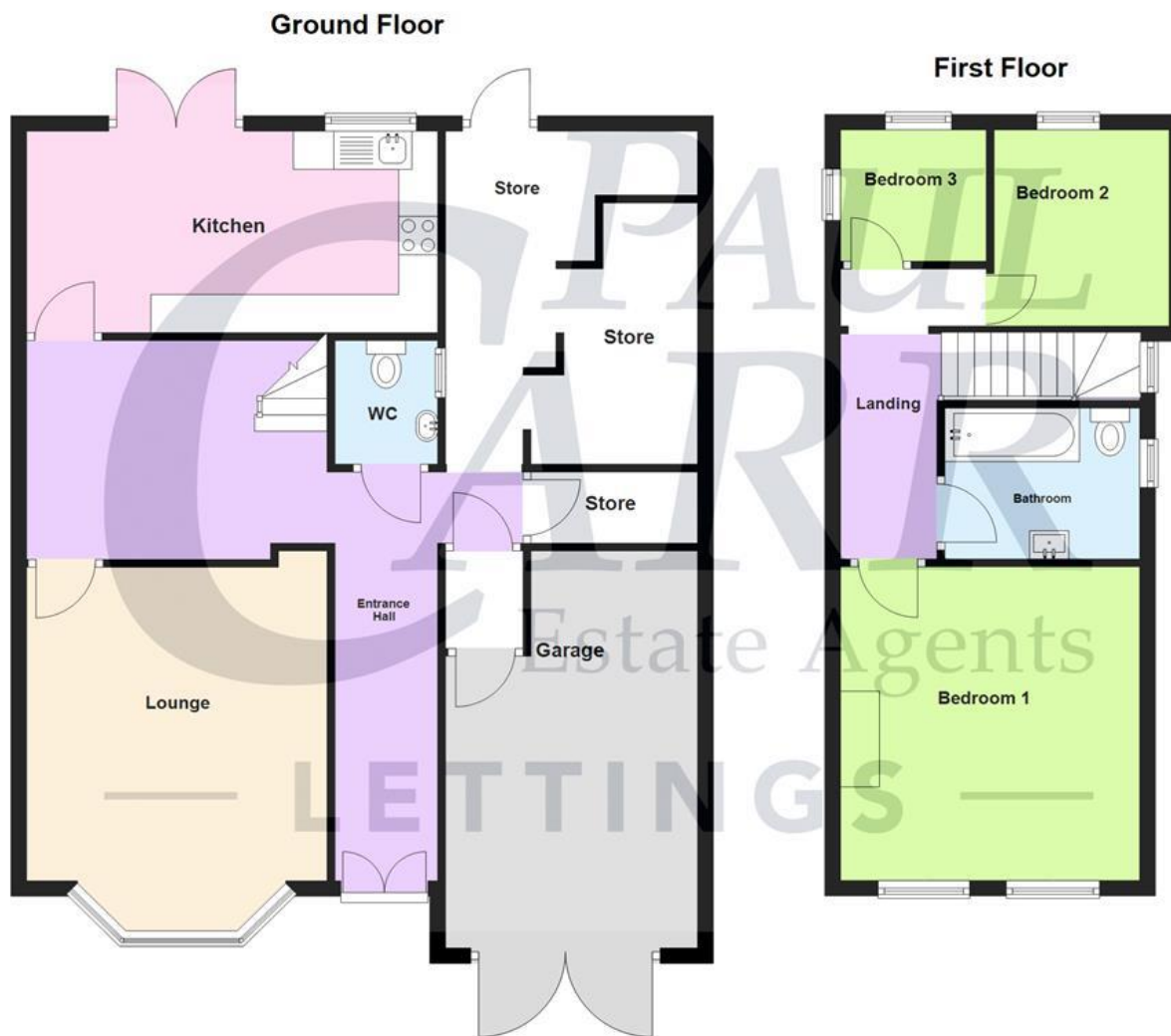
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location