



Highbridge Road,  
Sutton Coldfield, B73 5QU

Offers in the Region Of £275,000

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Paul Carr Boldmere are delighted to offer this period family home in a residential development adjacent to a range of amenities and demanding of early inspection to fully appreciate the quality of home on offer.

The property benefits from being within one mile of commuter train stations and is on the cusp of public transport routes, being well served for high street shopping and a multitude of local schools.

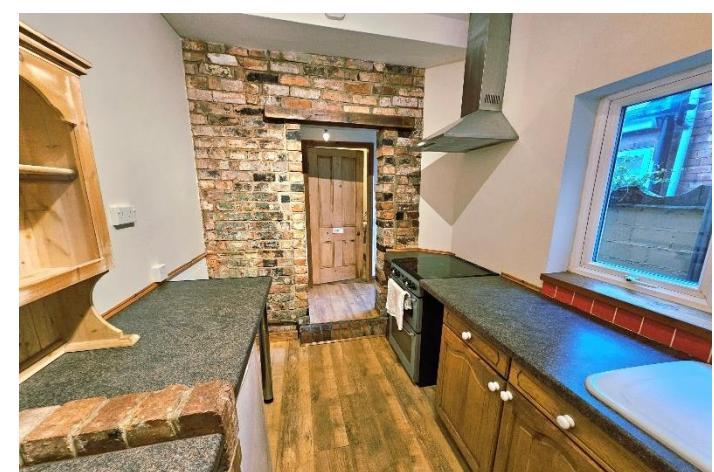
The property is approached from the frontage having fore garden with entrance doorway leading into a bright front facing lounge. To the rear is a well-presented spacious dining room leading off which is a beautifully appointed fully fitted kitchen which has been created from an imaginative reinterpretation featuring a range of high quality fitted units with exposed reclaimed brick feature walling to the rear. A separate ground floor bathroom then leads off.

To the first floor two beautifully presented double bedrooms further accentuate the quality of home on offer together with a bright spacious family bathroom with full suite thereto.

The south facing rear garden is laid to lawn with patio a seating area and fencing to all sides, all in all offering a tremendous entertainment space perfect for al-fresco dining.

Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.

**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



OFFERED FOR SALE WITH NO UPWARD CHAIN VACANT  
POSSESSION UPON COMPLETION

LOCAL AMENITIES INCLUDE ACCESS BY ROAD AND RAIL TO  
LOCAL MAJOR EMPLOYMENT HUBS IN BIRMINGHAM AND BEYOND  
WITH ENTERTAINMENT AND SHOPPING FACILITIES ON BOLDMERE  
HIGH STREET

A MOST DELIGHTFUL CHARACTER TERRACED HOME DECORATED  
TO HIGH STANDARD AND WITH NEW CARPETS FITTED  
THROUGHOUT

FRONT FACING BRIGHT LOUNGE WITH GOOD SIZE REAR DINING  
ROOM

DELIGHTFUL FITTED KITCHEN WITH EXPOSED FEATURE  
BRICKWORK AND A RANGE OF MATCHING BASE AND WALL UNITS

Lounge 4.20m (13'9") max x 3.58m (11'9")  
Dining Room 4.85m (15'11") x 3.58m (11'9")  
Kitchen 3.89m (12'9") x 1.93m (6'4")  
Lobby  
Bathroom

Bedroom 1 3.81m (12'6") x 3.58m (11'9")  
Bedroom 2 3.64m (11'11") max x 3.62m (11'11")  
Bathroom

## Viewer's Note:

Services connected: all  
Council tax band: C  
Tenure: Freehold  
Restrictions: N/A  
Other Charges: Yes

## 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: 4th February 2026

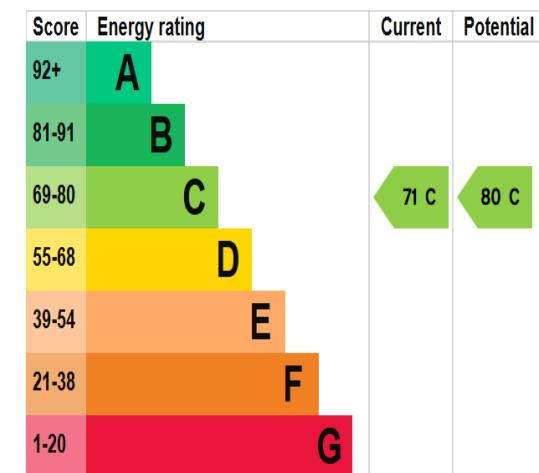
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# Floor Plan

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



## Energy Efficiency Rating



## Map Location

