



Conchar Road,  
Sutton Coldfield, B72 1LL

**£475,000**



- **WELL PROPORTIONED EXTENDED DETACHED DORMER BUNGALOW**
  - **THREE DOUBLE BDROOMS OVER TWO FLOORS**
- **GENEROUS LOUNGE DINING ROOM WITH INGLENOOK FIREPLACE**
  - **BREAKFAST KITCHEN**
  - **FAMILY BATHROOM AND SEPARATE WC**
  - **FABULOUS MATURE REAR GARDEN AND PATIO**
    - **SIDE UTILITY**
  - **SOUGHT AFTER AND COVETED LOCATION**

This extended three bed detached dormer bungalow occupies a most highly regarded and coveted location within close proximity of Sutton town centre and offers excellent accommodation including a through lounge dining room with inglenook fireplace, breakfast kitchen, two ground floor bedrooms, family bathroom and separate wc, additional first floor bedroom and loft access. Having no onward chain and being set in a generous and picturesque garden it must be viewed at the earliest opportunity to avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage .

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)







Porch

Hall

Kitchen 3.35m (11') x 3.20m (10'6")

Lounge Dining Room 7.31m (24') x 3.61m (11'10")

Side Storage

Bedroom 1 3.61m (11'10") x 3.61m (11'10") max

Bedroom 2 3.61m (11'10") x 3.02m (9'11")

Bathroom

WC

Store

Landing

Loft space 4.72m (15'6") x 1.34m (4'5")

Bedroom 3 4.72m (15'6") max x 2.95m (9'8")

Garage

Garage Store

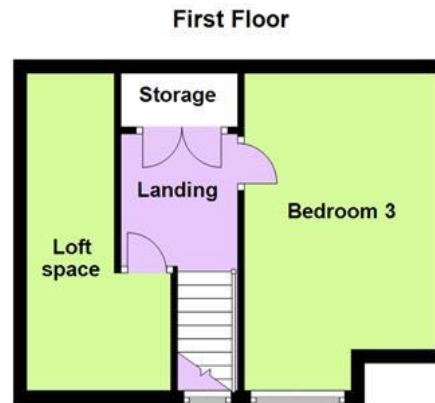
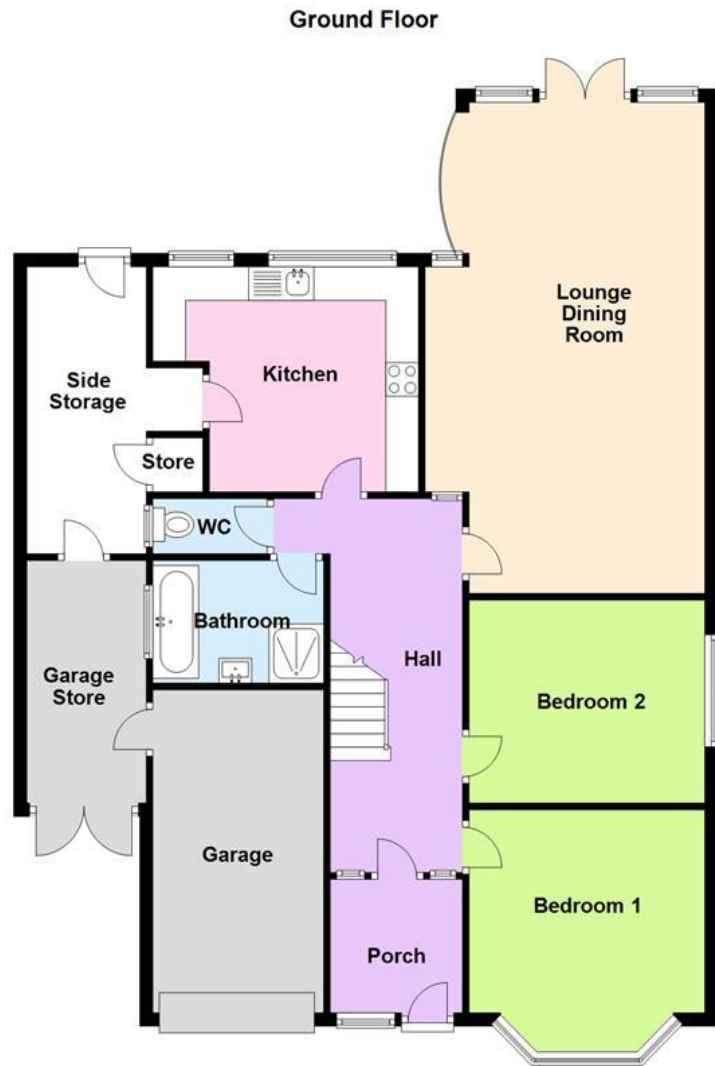






# Floor Plan

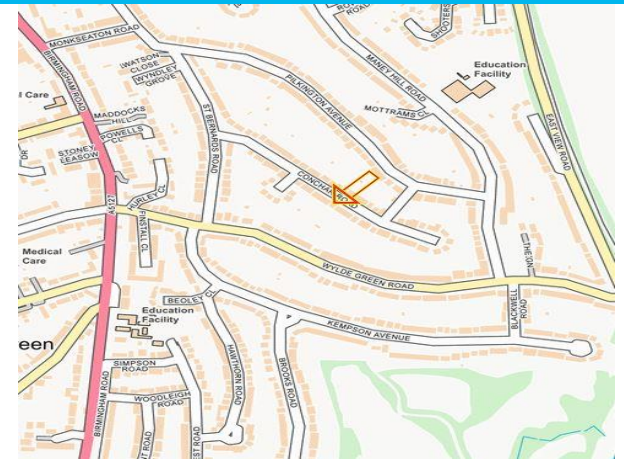
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

**EPC TO FOLLOW**

## Map Location











### **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 April 2024