



Birch Close,  
Sutton Coldfield, B76 2PF

**Offers in the Region Of £275,000**



# Sutton Coldfield

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**WHAT A PLOT!** Rarely Available Three-Bedroom End-Terrace Home with Exceptional Potential Situated on a private corner plot with a cul-de-sac positioning, this end-terraced three-bedroom home offers a substantial and versatile space, perfect for families or those looking to make a house their own. Benefiting from side and rear access, this property boasts two gardens—a side garden with exciting potential for an extension (subject to planning) and a private rear garden with access to a detached garage. The property features ample parking with a driveway space in front of the garage. Offered with no onward chain, this home is ready for a swift and hassle-free transaction.

**Ground Floor:** Upon entry, a welcoming reception hall leads to a downstairs cloakroom on the left, perfect for guests. To the right, the fitted kitchen includes matching wall and base units, a gas hob, and an integrated oven. The spacious lounge/diner is a highlight of the home, with a feature fireplace, a large understairs storage cupboard, and sliding patio doors opening onto the private rear garden. The room also benefits from pretty garden views, making it an ideal space for relaxation and entertaining.

**First Floor:** Upstairs, the property offers three well-proportioned bedrooms: • **Master Bedroom:** A generously sized room with two large windows allowing plenty of natural light, built-in storage, and an ensuite shower room featuring a walk-in electric shower, basin, and WC. • **Bedroom 2:** A spacious double room with garden views and built-in wardrobes. • **Bedroom 3:** Versatile in use, ideal as a child's room, nursery, or office, complete with a large window for natural light and built-in storage. All bedrooms are serviced by the family bathroom, which includes a shower-over-bath, basin, and WC.

**Outdoor Space:** The property benefits from two gardens: a side garden with excellent potential for development and a private rear garden offering direct access to the detached garage. Both spaces provide a wonderful opportunity for outdoor living, gardening, or family activities.

**Location:** Located on the sought-after Newhall development, the property is close to the picturesque Newhall Country Park, renowned for its scenic walks and greenery. The area also offers an excellent school catchment and is known for its vibrant, family-friendly community. This property represents a fantastic opportunity for renovation or extension and is ideal for buyers looking to put their own stamp on a home in a coveted neighbourhood. **Key Features:** • Three good-sized bedrooms • Ensuite to the master bedroom • Two gardens with extension potential • Detached garage and two allocated parking spaces • Sought-after location near Newhall Country Park • No onward chain for a quick sale.

This Property is Being sold by Paul Carr Auction. 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 £7,200 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 Auction Team.







## Property Specification

Being Sold by Paul Carr Auction BUY IT NOW Option  
Available - Reservation Fee Applies  
BUYER FEES APPLY  
SOLD WITH NO ONWARD CHAIN  
CONSIDERABLE PLOT - TWO GARDENS  
POTENTIAL FOR EXTENSION (STPP)

**Kitchen 10' 8" x 7' 6" (3.25m x 2.28m)**

**Living Room 16' 8" x 13' 9" (5.09m x 4.20m)**

**W.C 5' 1" x 3' 1" (1.56m x 0.94m)**

**Bedroom One 11' 6" x 10' 7" (3.50m x 3.23m)**

**En-Suite 4' 11" x 4' 11" (1.50m x 1.50m)**

**Bedroom Two 10' 4" x 8' 0" (3.15m x 2.43m)**

**Bedroom Three 8' 9" x 5' 5" (2.66m x 1.64m)**

**Bathroom 7' 3" x 5' 7" (2.20m x 1.70m)**



### 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: 3rd December 2024

### Viewer's Note:

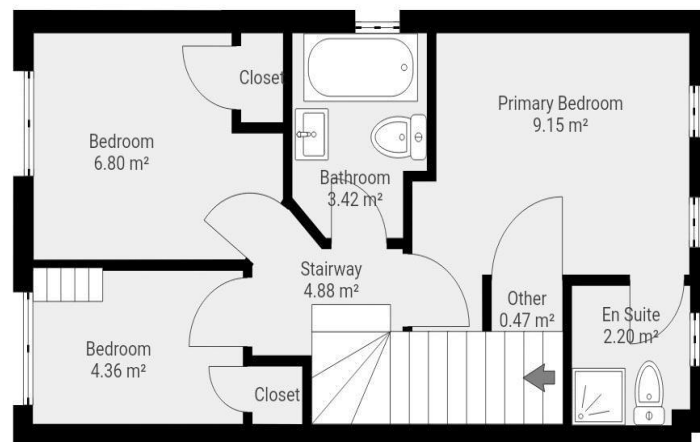
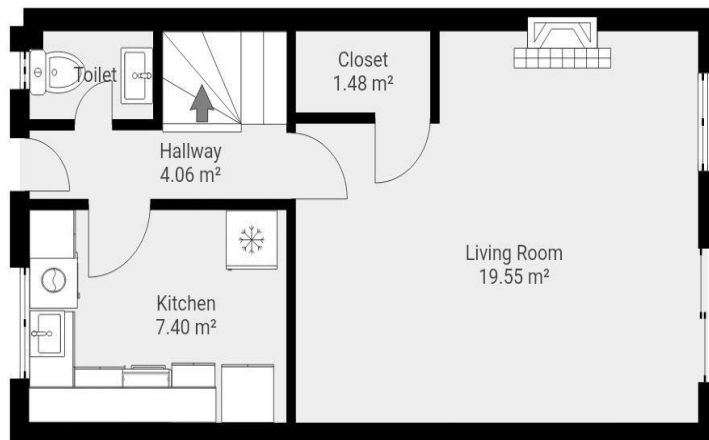
Services connected: Electric, gas, water & drainage

Council tax band: D

Tenure: Freehold

# 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

