



Roundhill Close,  
Sutton Coldfield, B76 1FB

**£375,000**



# Sutton Coldfield

£375,000

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Welcome to Roundhill Close, situated on a very popular residential development, offering no upward chain and situated on a lovely cul-de-sac with open space to the head.

This excellent detached property has excellent accommodation throughout.

The interiors offer the following entrance hall, family lounge, dining kitchen and a large conservatory overlooking the rear garden.

To the first floor are three excellent bedrooms and a bathroom with white suite.

Outside is a deep fore garden with lawn and driveway leading to garage front. To the rear is a garden with patios and planted areas, plus storage area to the side. This creates superb space to relax or eat alfresco with friends and family.

Viewing is essential to appreciate the property and location.







## Property Specification

A GENEROUS DETACHED PROPERTY  
BEAUTIFULLY POSITIONED IN A LOVELY CUL-DE-SAC  
ENTRANCE HALL  
FAMILY LOUNGE  
DINING KITCHEN

WC

Lounge 14' 6" x 12' 6" (4.42m x 3.81m)

Kitchen/Breakfast Room 16' 0" x 10' 3" (4.87m x 3.12m)

Conservatory 12' 8" x 8' 6" (3.86m x 2.59m)

Bedroom 1 13' 1" x 8' 4" (3.98m x 2.54m)

Bedroom 2 10' 1" x 9' 2" (3.07m x 2.79m)

Bedroom 3 9' 6" x 7' 3" (2.89m x 2.21m)

Bathroom



### 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: 10th April 2025

### Viewer's Note:

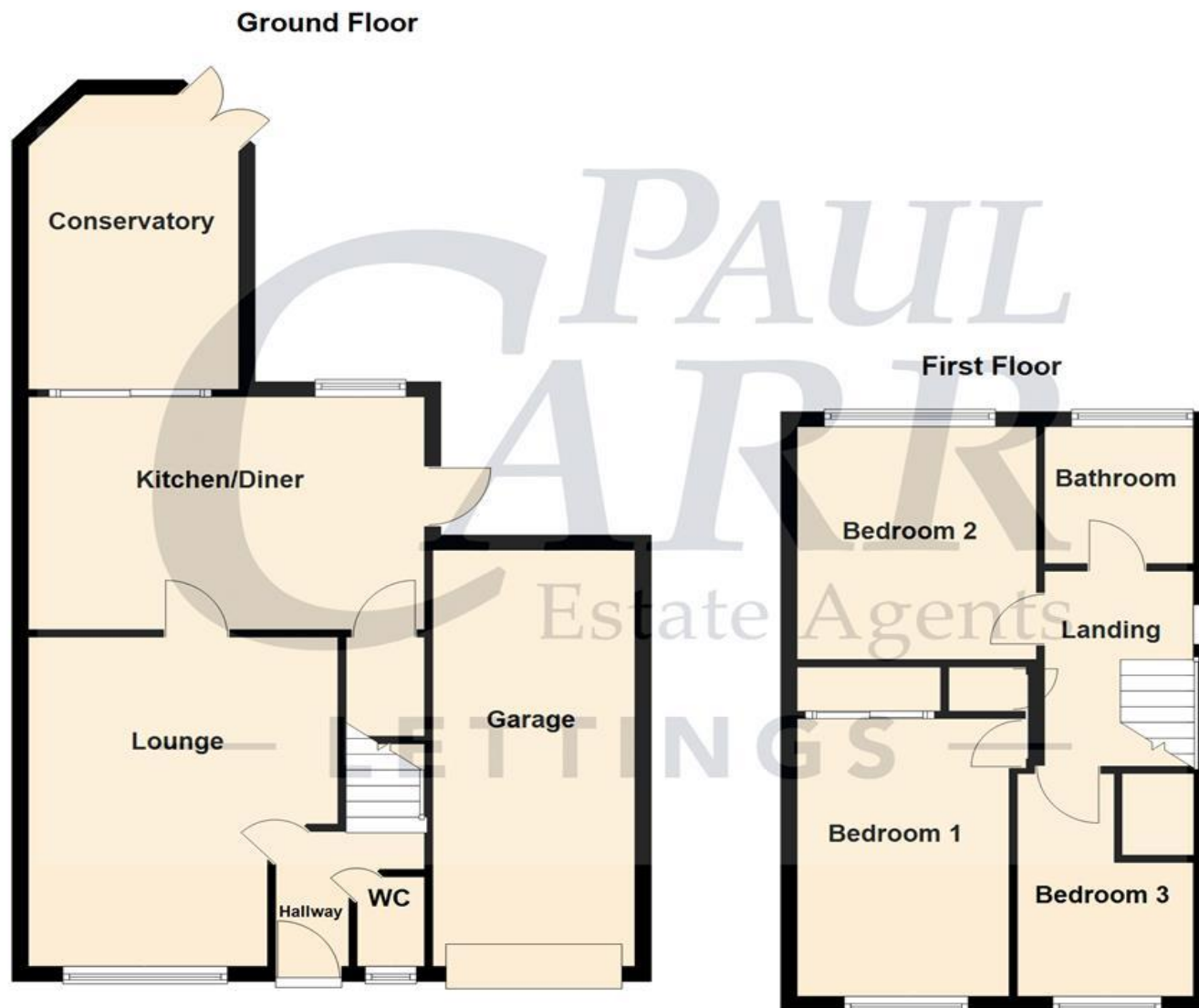
Services connected: Electric, gas, water & drainage

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	64 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

