



Carlton Close,
Sutton Coldfield, B75 6BX

£500,000

Sutton Coldfield

£500,000

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We are delighted to present this extremely versatile and generously proportioned three-bedroom detached property, situated in the highly desirable residential location of Carlton Close.

This home offers exceptional living space and a peaceful cul-de-sac setting, making it ideal for families and those seeking a serene retreat.

Exterior Features

- Generous Driveway: Provides off-road parking for multiple vehicles.
- Carport: Additional covered parking or storage space, with convenient side access to the rear garden.
- Private Rear Garden: A beautifully secluded outdoor space, perfect for relaxing or entertaining.

Ground Floor Accommodation

- Welcoming Porch: The perfect spot to kick off your shoes and hang your coats before entering the main house.
- Reception Hall: A spacious and inviting entrance, leading seamlessly to all ground floor rooms.
- Formal Dining Room: Ideal for hosting family gatherings or dinner parties.
- Extended Lounge: Features double doors, large windows, and views of the rear garden, creating a bright, inviting space for relaxation and entertaining.
- Fitted Kitchen/Breakfast Room: Offers a range of matching wall and floor units, an integral dishwasher, and a range cooker. Access to a utility room and the rear garden.
- Downstairs Cloakroom: Conveniently located off the hall.

First Floor Accommodation

- Three Double Bedrooms: All generously sized, reflecting the spacious nature of the property. Fitted wardrobes in the master bedroom for additional storage
- Family Shower Room: Enlarged to create a modern and practical space for the whole family.

To the properties rear is a gorgeous, mature rear garden that makes an idyllic outside retreat. Part patio for al fresco dining and part laid to lawn, the garden has been thoughtfully maintained by the present owners culminating in a serene environment that is made private and peaceful by tall trees that provide excellent natural screening.

Carlton Close is a highly regarded location with excellent connections to Sutton Coldfield, Four Oaks, and Birmingham City Centre. Residents benefit from proximity to outstanding local schools, excellent amenities, and Good Hope Hospital.

This property offers an ideal combination of privacy, convenience, and versatile living space, making it a perfect family home. Don't miss your chance to view this exceptional property.





Property Specification

DETACHED FAMILY HOME
THREE DOUBLE BEDROOMS
SUBSTANTIAL DRIVEWAY PARKING
GARAGE AND CARPORT
TWO RECEPTION ROOMS

Dining Room 12' 10" x 11' 11" (3.92m x 3.63m)

Living Room 19' 6" x 11' 11" (5.94m x 3.62m)

Kitchen 15' 8" x 9' 8" (4.77m x 2.95m)

Laundry Room 9' 8" x 6' 8" (2.94m x 2.04m)

Bedroom One 13' 6" x 13' 5" (4.12m x 4.08m)

Bedroom Two 12' 7" x 9' 8" (3.84m x 2.95m)

Bedroom Three 13' 7" x 9' 0" (4.13m x 2.74m)

Bathroom 9' 6" x 5' 4" (2.90m x 1.62m)

Garage 15' 10" x 8' 5" (4.83m x 2.56m)

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 January 2025

Viewer's Note:

Services connected: Electric, gas, water & drainage

Council tax band: E

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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

