



Rochford Close,
Sutton Coldfield, B76 1RZ

Offers in Excess of £375,000

A detached family home situated in a sought-after location on the Oak & Ash Estate, in the heart Walmley, Sutton Coldfield.

This property is in a particularly nice spot at the head of the cul de sac with open space to the side. Providing close access to local schools, easy access to local amenities such as shops, doctors, pharmacies and more.

To the ground floor there is a welcoming reception hall, spacious living/dining room, fitted kitchen and a shower room.

To the first floor there are three good sized bedrooms and a family bathroom.

Outside to the rear of the property there is a generous garden with lawn and patio areas and to the fore there is a garage and driveway providing off road parking.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Lounge 14' 10" x 12' 6" (4.52m x 3.81m)

Dining Room 9' 10" x 7' 7" (2.99m x 2.31m)

Kitchen 9' 7" x 7' 5" (2.92m x 2.26m)

Shower Room 5' 4" x 4' 4" (1.62m x 1.32m)

Bedroom 1 12' 0" x 8' 10" (3.65m x 2.69m)

Bedroom 2 9' 10" x 8' 10" (2.99m x 2.69m)

Bedroom 3 9' 1" x 6' 5" (2.77m x 1.95m)

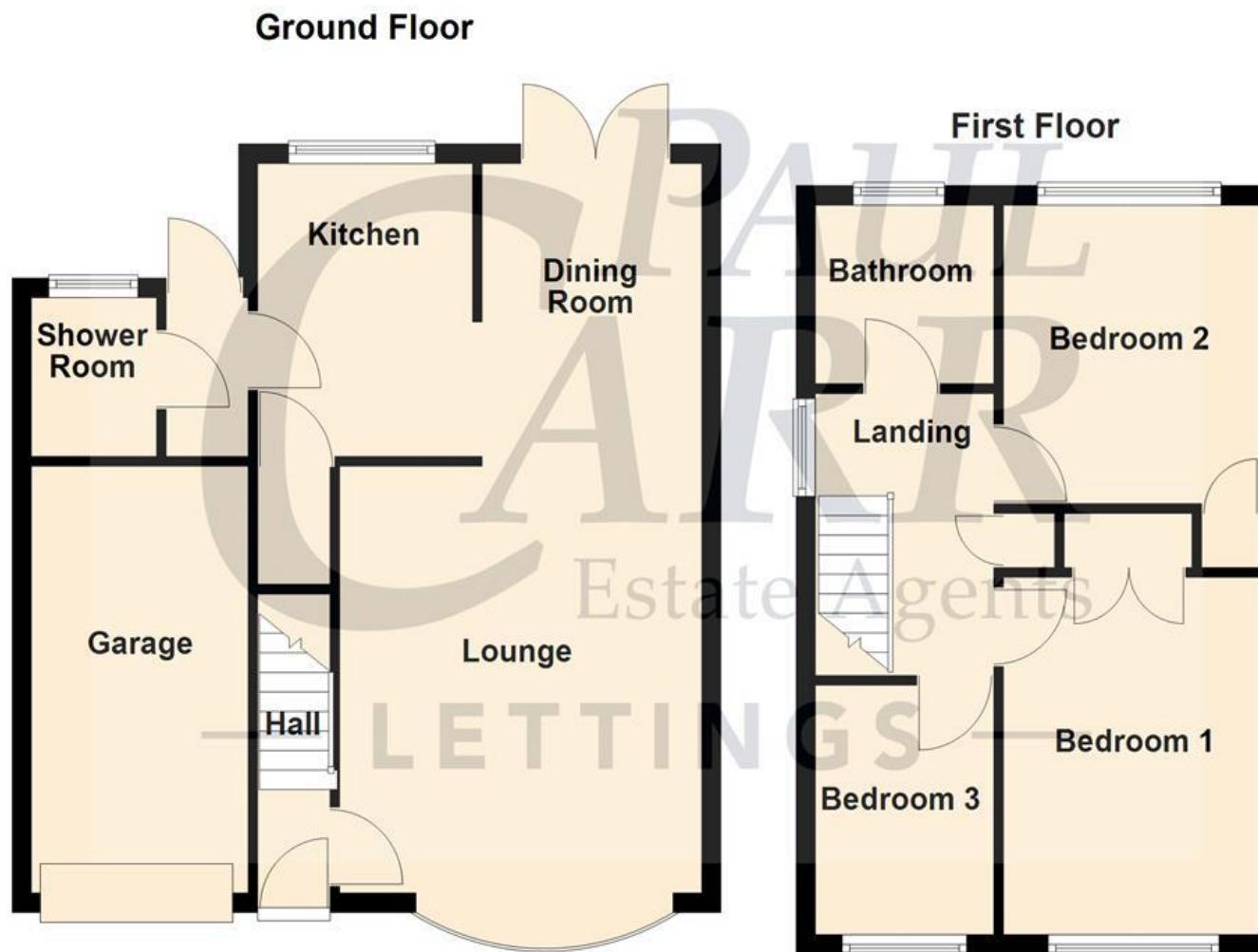
Bathroom 6' 3" x 6' 0" (1.90m x 1.83m)





Floor Plan

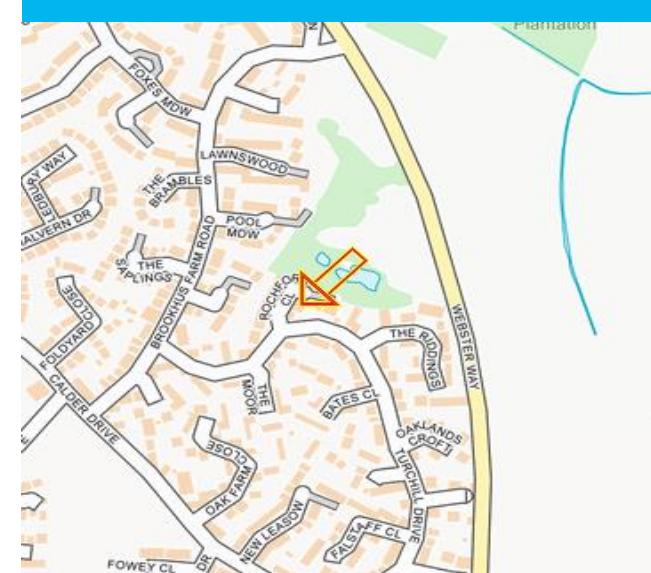
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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: 1st April 2025