



Musgrave Close,
Sutton Coldfield, B76 1LA

Offers in the Region Of £425,000

Paul Carr are delighted to present this immaculate detached bungalow, available for sale in a highly sought after residential location. Showcasing a blend of classic and modern design, this property exudes an inviting ambiance which is immediately apparent upon entering.

The residence boasts an enclosed porch, entrance hall with cloaks cupboard, generously proportioned living room that serves as an ideal space for both relaxation and entertaining, it is bathed in an abundance of natural light which beautifully highlights the quality of the finishes. The property offers an impressive modern kitchen, fully equipped with all the necessary appliances for contemporary living.

The property offers two/three well-sized bedrooms. The master is a spacious double with built in wardrobes and W.C off. There is a further excellent bedroom with fitted mirror fronted wardrobes and an excellent garden room that could serve as a third bedroom if so desired.

The home is serviced by a tastefully designed shower room that boasts both functionality and style.

Outside, the property is equally impressive. It features a beautiful garden, offering the ideal space for outdoor entertaining or simply enjoying the peaceful surroundings.

In addition, the property benefits from a single garage and ample parking space, adding to the convenience of this remarkable residence.

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

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Room Measurements

Lounge 18' 6" x 11' 0" (5.63m x 3.35m)

Kitchen 12' 0" x 7' 6" (3.65m x 2.28m)

Bedroom 1 13' 1" x 14' 3" (3.98m x 4.34m)

WC

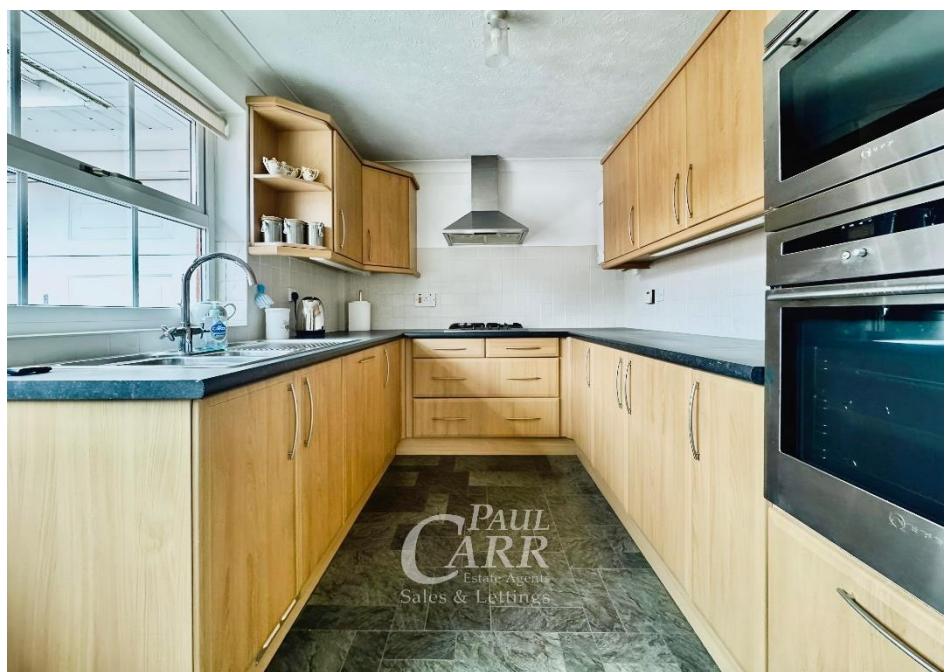
Bedroom 2 11' 3" x 9' 3" (3.43m x 2.82m)

Bedroom 3/ Garden Room 11' 0" x 9' 0" (3.35m x 2.74m)

Shower Room 6' 1" x 6' 1" (1.85m x 1.85m)

Garage 18' 0" x 8' 2" (5.48m x 2.49m)





Floor Plan

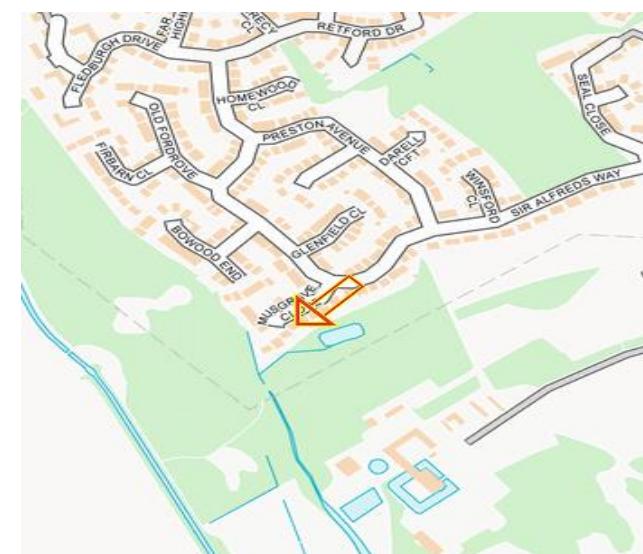
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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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: 17th March 2025