



Sumburgh Croft,
Birmingham, B35 6DE

Auction Guide Price £160,000

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This Property is Being sold by Paul Carr Modern Auction. Modern 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 £6,875 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 Team. The interiors of this property are very spacious throughout and include the following a large enclosed porch, entrance hall, large fitted kitchen to the front and superb living room to the rear with wonderful garden views. To the first floor is an excellent landing space with two full height storage cupboards, three spacious bedrooms and a family bathroom. Outside is a paved and planted fore garden and to the rear is a lovely easy maintenance garden being the perfect compliment. This property is of non standard construction so information regarding this should be obtained.





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: 18th July 2025

Property Specification

Being Sold by Paul Carr Modern Auction (BUY IT NOW
Option Available) - Reservation Fee Applies

ENCLOSED PORCH
ENTRANCE HALL
LARGE FITTED KITCHEN
VERY GENEROUS LIVING ROOM

Porch 10' 8" x 4' 5" (3.25m x 1.35m)

Hallway 12' 3" x 5' 0" (3.73m x 1.52m)

Kitchen 13' 8" x 9' 2" (4.16m x 2.79m)

Lounge 18' 11" x 12' 2" (5.76m x 3.71m)

Landing

Bedroom 1 12' 4" x 10' 11" (3.76m x 3.32m)

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

Bathroom 7' 7" x 5' 6" (2.31m x 1.68m)

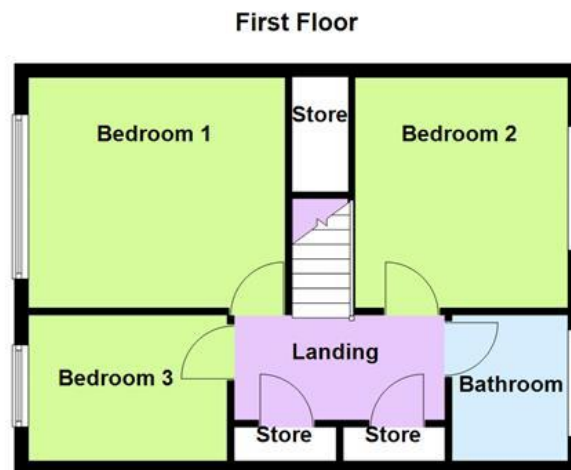
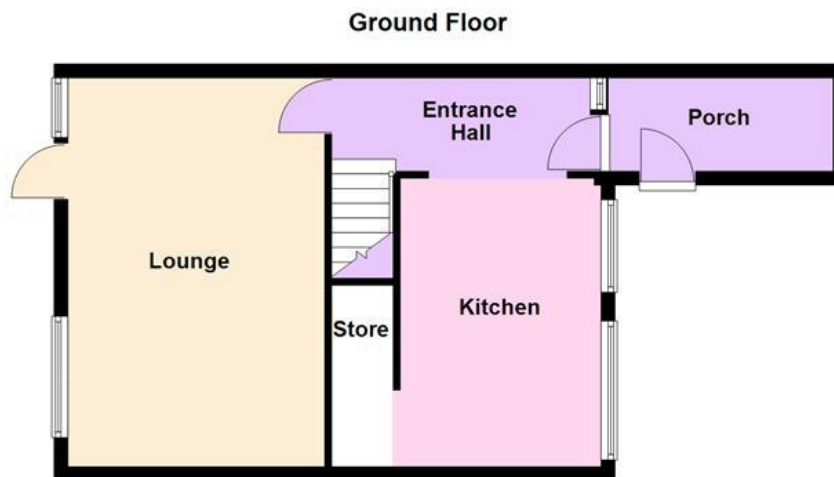
Bedroom 3 9' 5" x 7' 8" (2.87m x 2.34m)

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage
Council tax band:
Tenure: Freehold years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:

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		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

Map Location

