



Welton Close,
Sutton Coldfield, B76 2RG

£425,000

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Paul Carr Estate Agents are delighted to welcome to the market this beautifully presented three-bedroom detached family home located on Welton Close.

Situated close to good schools including the Deanery and Fairfax.

Approached via a driveway suitable for multiple vehicles and entered through a secure front door.

Upon entry into an inviting entrance hall, you have access to a lovely presented front lounge finished in neutral décor. The stunning fitted kitchen offers an array of wall and base units, plenty of countertop space and a center island. Completing the ground floor is a useful dining room, WC and side garage. The kitchen, dining room and garage have all been extended creating more internal space.

Heading upstairs you are presented with three bedrooms, two of which are good sized doubles and then a smaller but still generously sized third bedroom. The main bedroom offers built-in wardrobes and an ensuite shower room. The family bathroom consists of a bathtub with shower over, hand wash unit and WC.

Externally, the home has a good sized private rear garden with a paved patio, lawned area and fencing to the perimeter.





Property Specification

BEAUTIFUL FAMILY HOME
POPULAR LOCATION
STUNNING FITTED KITCHEN
SIDE GARAGE
PRIVATE GARDEN

Lounge 4.40m (14'5") x 3.90m (12'10")

Dining Room 5.30m (17'5") x 2.50m (8'2")

Kitchen 4.51m (14'10") max x 4.30m (14'1")

WC 1.54m (5') x 1.07m (3'6")

Bedroom 1 3.50m (11'6") x 3.04m (10')

En-suite 2.70m (8'10") x 1.10m (3'7")

Bedroom 2 3.30m (10'10") x 2.30m (7'7")

Bedroom 3 2.60m (8'6") x 2.40m (7'10")

Bathroom 2.40m (7'10") x 1.80m (5'11")

Garage 5.50m (18'1") x 2.80m (9'2")

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: 24th July 2024

Viewer's Note:

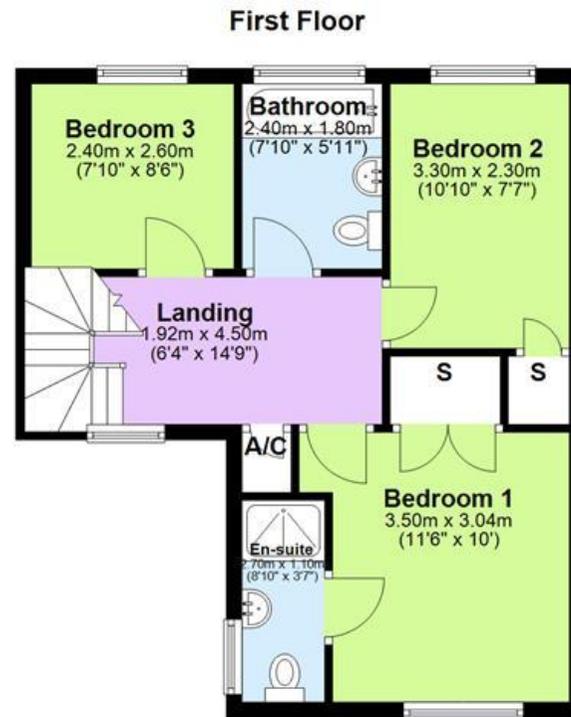
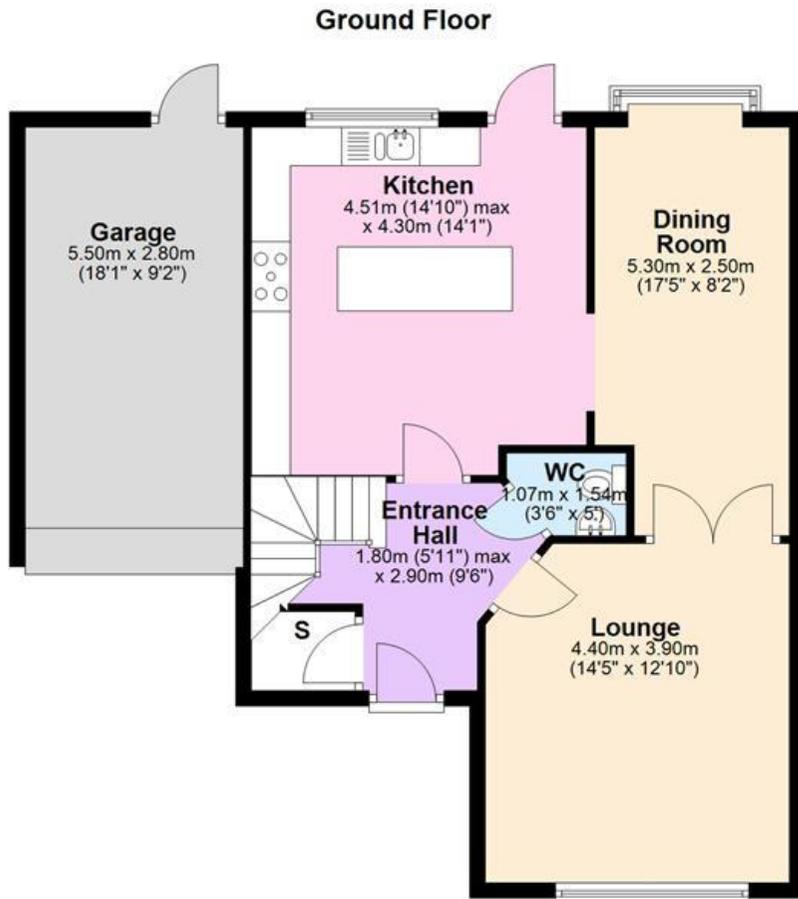
Services connected: Mains electricity, gas, water & drainage

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		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

