



Banners Gate Road, Sutton Coldfield  
Sutton Coldfield, B73 6TY

£350,000

£350,000



Paul Carr Estate Agents are delighted to offer for sale this spacious and extended traditional semi-detached offering impressive and improved living space ideally suited to families.

The accommodation is appointed to a high standard and briefly comprises;

Entrance porch, reception hall, guest cloaks/W.C, study/office, open plan lounge and dining room, modern conservatory room, stunning fitted kitchen and breakfast room, utility room.

The first floor has four double bedrooms and a modern bathroom/shower room.

The front of the property spacious driveway with ample parking, to the rear is a private and secure garden.

The property is ideally located for all local amenities, shops, schools and transport links and within close proximity of Royal Sutton Park.

You will not want to miss out on this fantastic opportunity and early viewing is highly recommended.





#### 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:

## Property Specification

SPACIOUS, EXTENDED FAMILY HOME  
FOUR DOUBLE BEDROOMS  
OPEN PLAN LOUNGE/DINING ROOM  
STUNNING FITTED KITCHEN  
MODERN BATHROOM/SHOWER ROOM

Entrance Porch

Reception Hallway

Office/Study 10' 10" x 5' 1" (3.30m x 1.55m)

Lounge/Dining Room 26' 6" x 11' 0" 9'9" min  
(8.07m x 3.35m)(2.98m)

Conservatory 11' 9" x 8' 5" (3.57m x 2.57m)

Breakfast Kitchen 14' 7" x 13' 6" (4.45m x 4.11m)

Utility Room

Bedroom One 14' 6" x 11' 0" (4.41m x 3.36m)

Bedroom Two 11' 8" x 9' 10" (3.56m x 2.99m)

Bedroom Three 13' 11" x 8' 10" (4.25m x 2.70m)

Bedroom Four 12' 5" x 8' 11" max 6'11" min  
(3.78m x 2.73m)(2.11m)

Bathroom/Shower Room 9' 5" x 8' 1"  
(2.86m x 2.46m)

Viewer's Note:

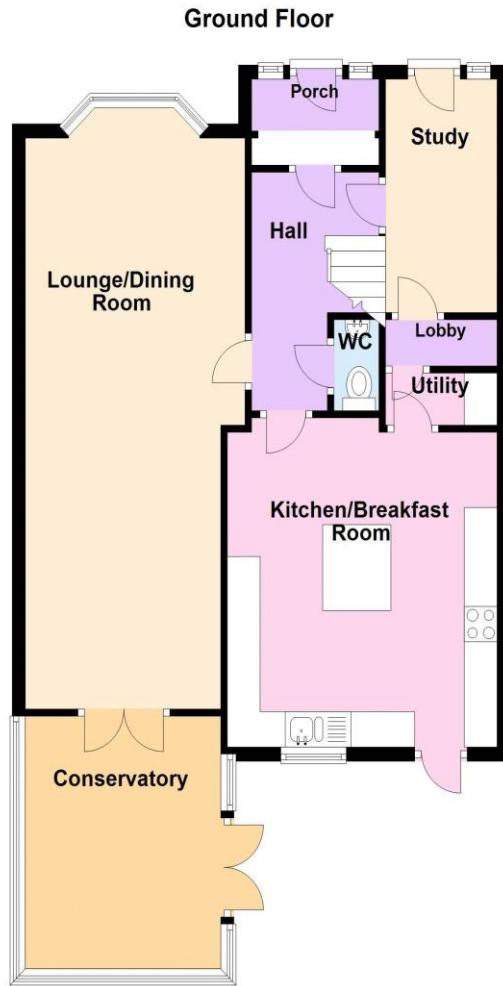
Services connected: mains electricity, gas, water and drainage

Council tax band: C

Tenure: Freehold

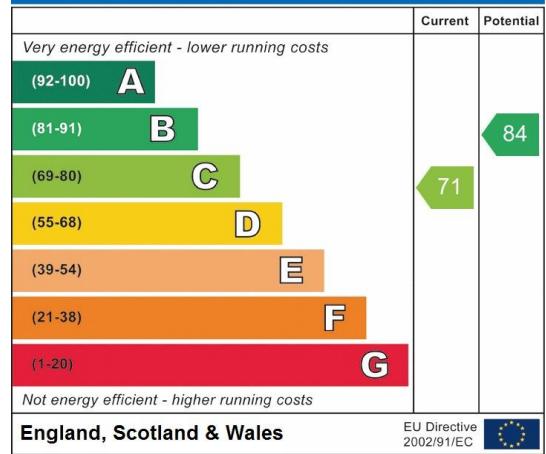
# Floor Plan

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



## Energy Efficiency Rating

### Energy Efficiency Rating



## Map Location

