



Banners Gate Road,  
Sutton Coldfield, B73 6TX

**£575,000**



Paul Carr Estate Agents are delighted to bring to market this rare opportunity to acquire this impressive four bedroom detached family home located in a highly desirable location with close proximity of Sutton Parks 2400 acre national nature reserve, transport links and Princess Alice retail park. Boasting a prominent corner position set back from the road behind a large block paved driveway to the fore.

The property comprises a spacious and welcoming entrance hall, lounge with bay window to the front, second reception room to the rear, a dining area opening into the fitted kitchen, a garage conversion currently used as a home office and utility area, ground floor WC and a storage room to the side.

The first floor has a bright landing, with doors off to all four bedrooms and the family bathroom. The master bedroom has fitted wardrobes, a feature bay window with views overlooking 'The Greenway' and a large en-suite shower room. Two further double bedrooms, a good size fourth bedroom and a family bathroom complete the first floor accommodation.

The rear garden has a paved patio area, laid to lawn, with shrubbery and fence borders.

Internal viewing is highly recommended to fully appreciate the size, location and condition of this wonderful family home.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas/Electric/Water/Drainage/Full Fibre Broadband

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464

or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)







## Accommodation

### **Entrance Hall**

14' 6" x 7' 3" (4.42m x 2.21m)

### **Lounge**

15' 2" x 12' 6" (4.62m x 3.81m)

### **Reception Room**

14' 11" x 12' 6" (4.54m x 3.81m)

### **Kitchen**

15' 6" x 7' 4" (4.72m x 2.23m)

### **Dining Area**

14' 8" x 8' 3" (4.47m x 2.51m)

### **Converted Garage/Office**

17' 0" x 10' 10" (5.18m x 3.30m)

### **Utility Area**

10' 10" x 8' 7" (into bay) (3.30m x 2.61m)

### **Side Store Room**

24' 6" (max) x 9' 1" (max) (7.46m x 2.77m)

### **First Floor Landing**

#### **Bedroom One**

15' 3" x 10' 10" (4.64m x 3.30m)

#### **En-Suite Shower Room**

10' 1" x 7' 4" (3.07m x 2.23m)

#### **Bedroom Two**

11' 10" x 15' 1" (into bay) (3.60m x 4.59m)

#### **Bedroom Three**

12' 7" x 8' 3" (3.83m x 2.51m)

#### **Bedroom Four**

8' 3" x 7' 9" (2.51m x 2.36m)

#### **Family Bathroom**

7' 11" x 7' 1" (2.41m x 2.16m)











# Floor Plan

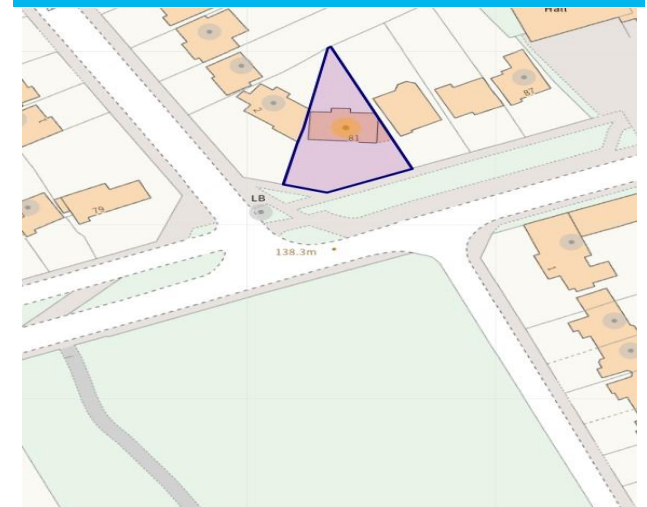
*This floor plan is not drawn to scale and is for illustration purposes only*



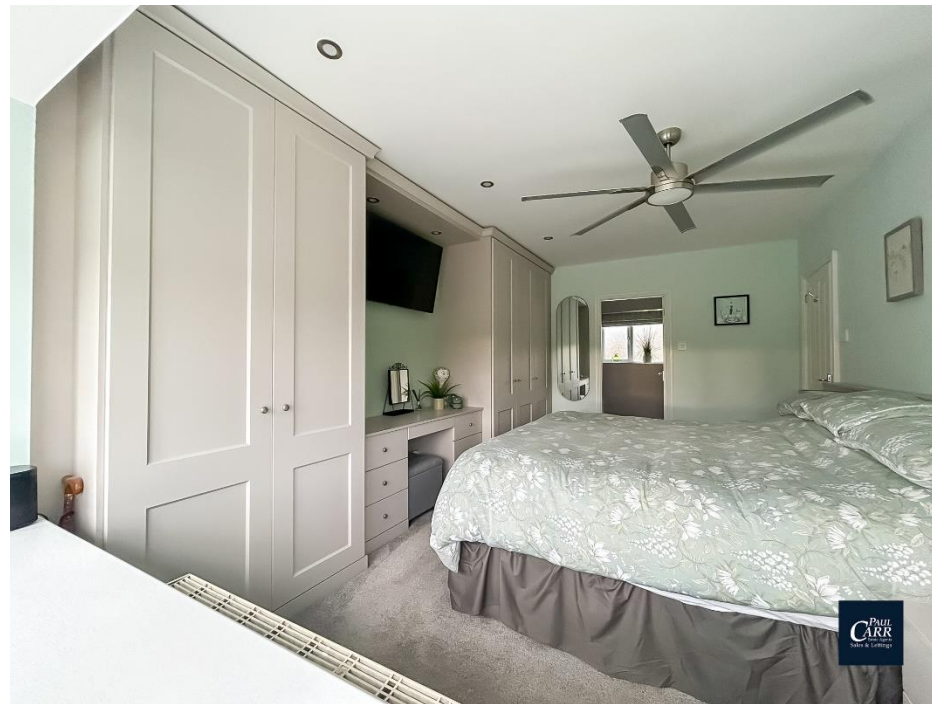
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	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: 8th January 2025

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

