



Sutton Oak Road,
Sutton Coldfield, B73 6TQ

Offers Over £315,000

Paul Carr Estate Agents are delighted to bring to market this extended, three/four bedroom semi-detached family home, located in a much sought after location. Being situated close local amenities, bus routes and benefitting from popular local schooling (catchments should be checked), making this a superb family home.

Being set back from the road, behind a driveway leading to porch with further front door into the hallway.

On the ground floor, the property boasts welcoming reception hallway, guest wc, two reception rooms, conservatory, fitted kitchen and ground floor fourth bedroom which, offers versatile living space and can be used as an additional reception room, home office or any other use to suit your needs.

The first floor has three well proportioned bedrooms and family bathroom.

Outside, there is a generous driveway to fore and a rear garden, laid to lawn with enclosed boundaries.

Viewing is considered essential to appreciate the size and standard of accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Mains gas, electric, water and drainage

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Porch

Entrance Hall 12' 0" x 5' 3"
(3.65m x 1.60m)

Reception Room 13' 1" (into bay) x 10' 3"
(3.98m x 3.12m)

Lounge 11' 10" x 10' 3"
(3.60m x 3.12m)

Conservatory 9' 6" x 14' 8"
(2.89m x 4.47m)

Kitchen 13' 3" x 11' 8"
(4.04m x 3.55m)

Downstairs WC

Bedroom Four 13' 6" x 6' 11"
(4.11m x 2.11m)

First Floor Accommodation

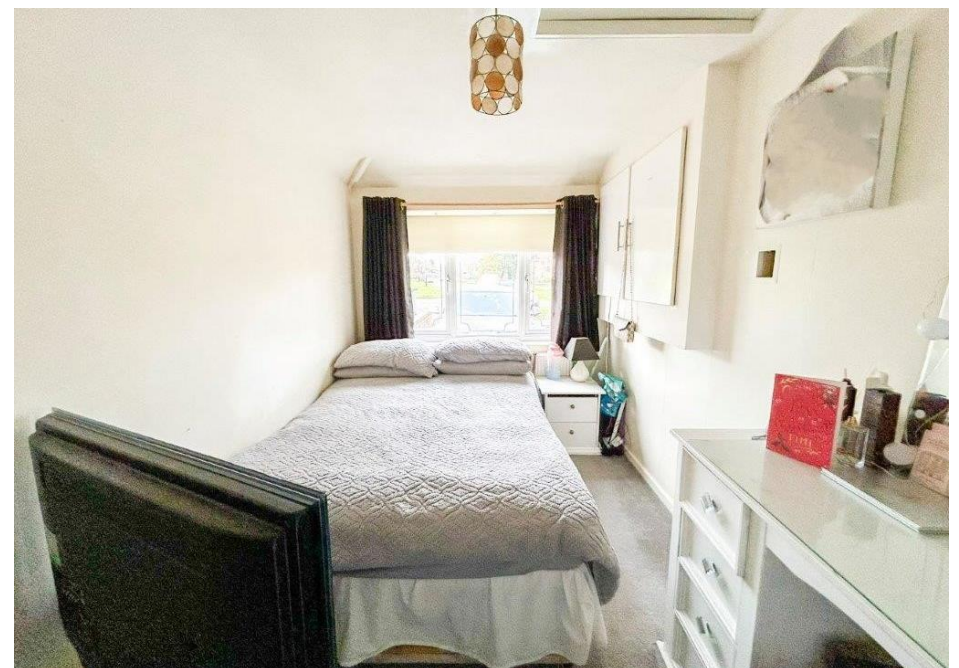
Bedroom One 13' 3" (into bay) x 7' 8" (to wardrobes)
(4.04m x 2.34m)

Bedroom Two 11' 10" x 9' 6" (max)
(3.60m x 2.89m)

Bedroom Three 7' 9" x 6' 1"
(2.36m x 1.85m)

Family Bathroom 8' 2" x 5' 10"
(2.49m x 1.78m)

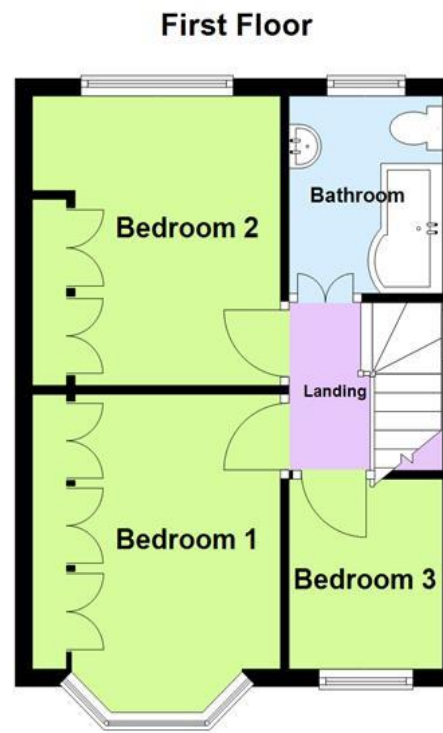
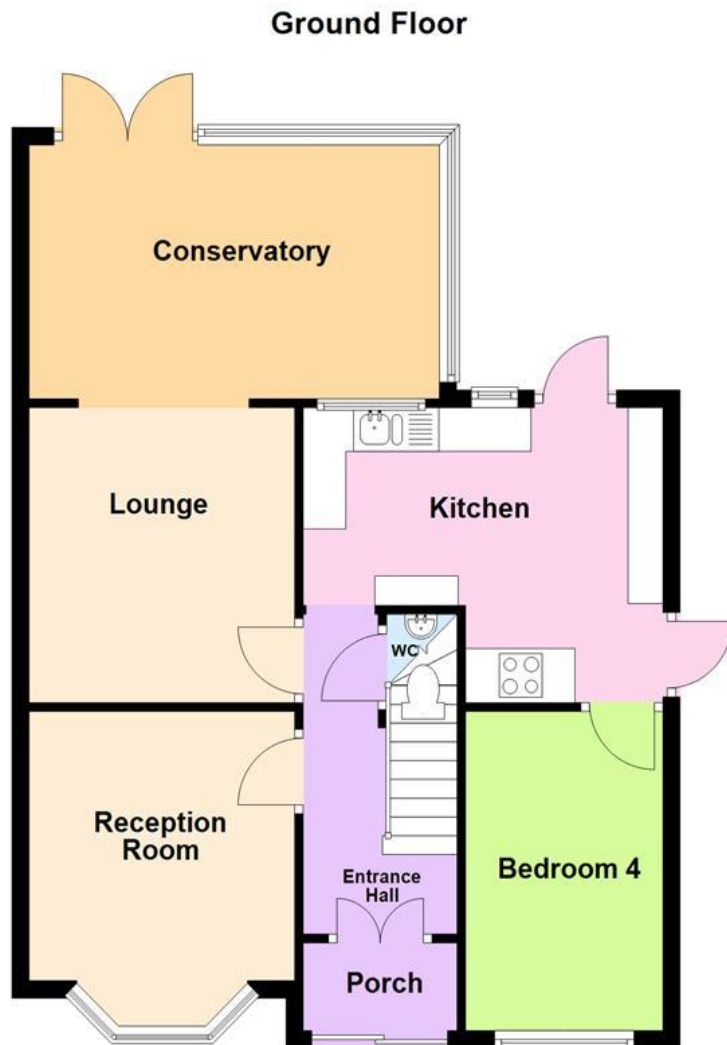






Floor Plan

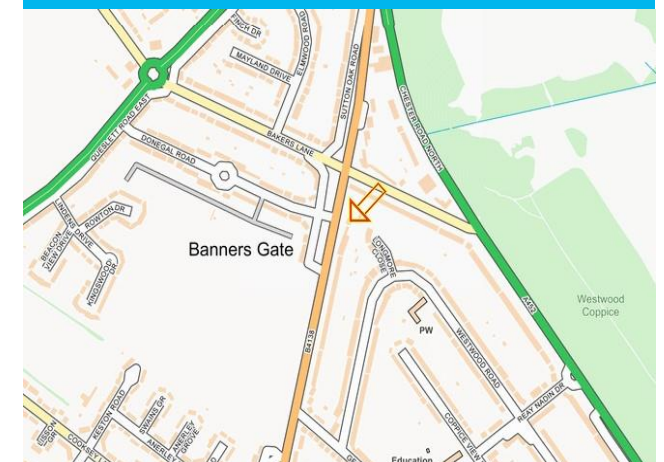
This floor plan is not drawn to scale and is for illustration purposes only

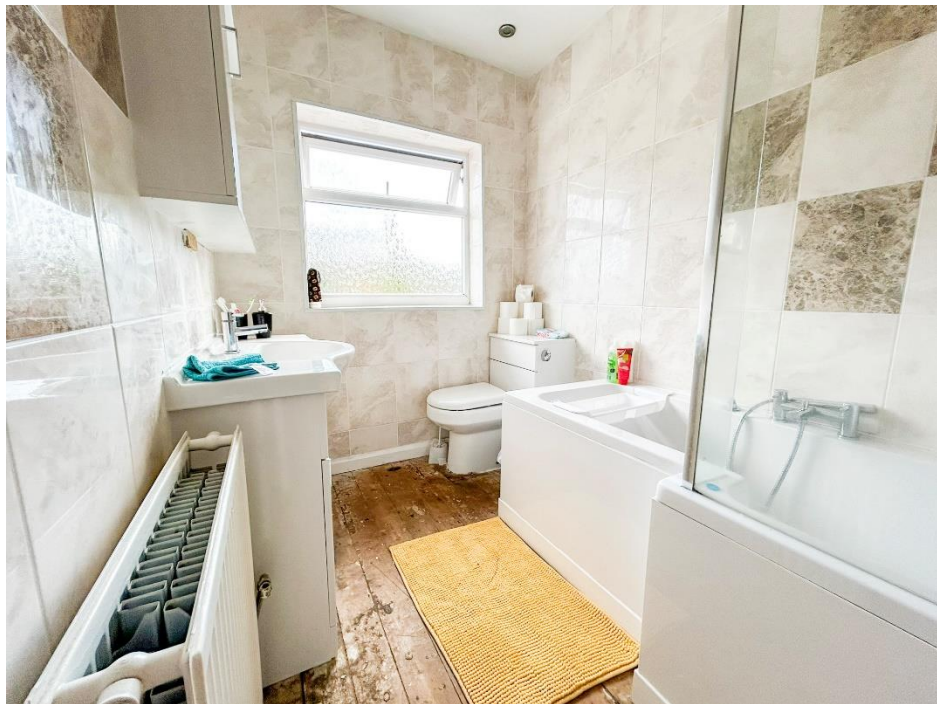


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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: 20th December 2023