



Westwood Road, Sutton Coldfield,  
B73 6UP

Offers in the Region Of £400,000

This spacious four bedroom semi-detached family home offers fantastic potential to improve throughout, situated on Westwood Road close to local shops and Royal Sutton Park.

Approached via a driveway with charming front lawn, the accommodation briefly comprises of a large entrance hallway with access to a bright dining room, and a spacious extended lounge to the rear.

The kitchen is accessible via a convenient breakfast room, and benefits from a central island and views to the rear garden.

Upstairs are four great size bedrooms, the master with fitted wardrobes, and a fitted shower room with walk-in shower.

Outside to the rear is a deceptively spacious and private garden with patio, vast lawn with fenced enclosure, garden shed and greenhouse.

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.

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)



### **Ground Floor Accommodation**

Hallway 15' 1" x 6' 6"  
(4.61m x 1.97m)

Dining Room 11' 4" x 10' 10"  
(3.45m x 3.29m)

Lounge 18' 3" x 10' 10"  
(5.57m x 3.31m)

Breakfast Room 14' 6" x 6' 6"  
(4.42m x 1.98m)

Kitchen 13' 3" x 11' 0"  
(4.03m x 3.36m)

### **First Floor Accommodation**

Bedroom One 11' 5" x 10' 11"  
(3.49m x 3.33m)

Bedroom Two 11' 5" x 10' 10"  
(3.47m x 3.30m)

Bedroom Three 12' 6" x 7' 5"  
(3.80m x 2.26m)

Bedroom Four 6' 8" x 6' 5"  
(2.03m x 1.96m)

Shower Room 7' 8" x 6' 5"  
(2.33m x 1.95m)

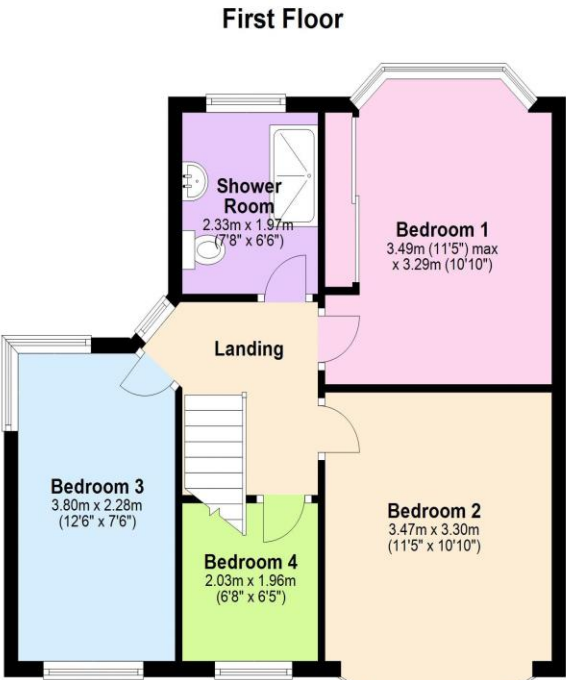
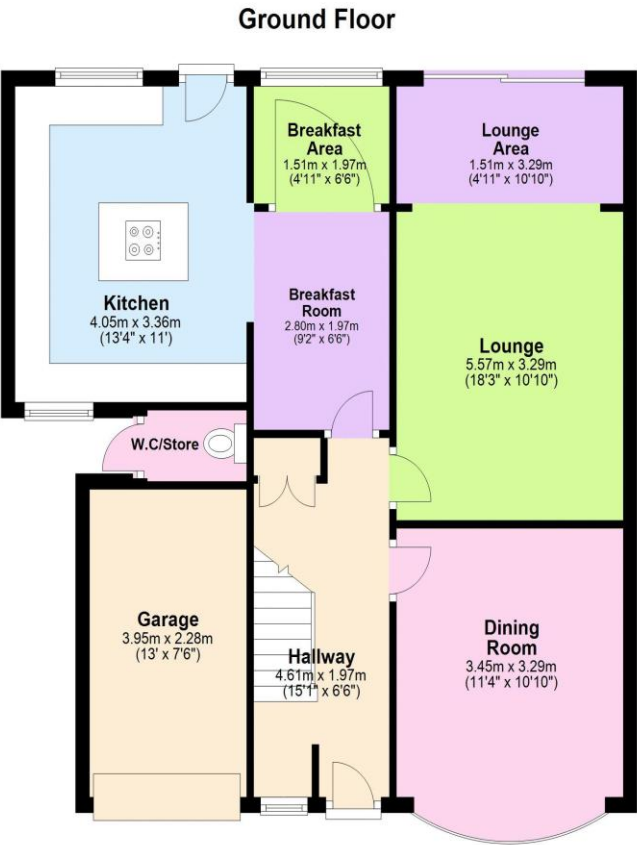
Garage 13' 1" x 7' 6"  
(4.00m x 2.28m)





# Floor Plan

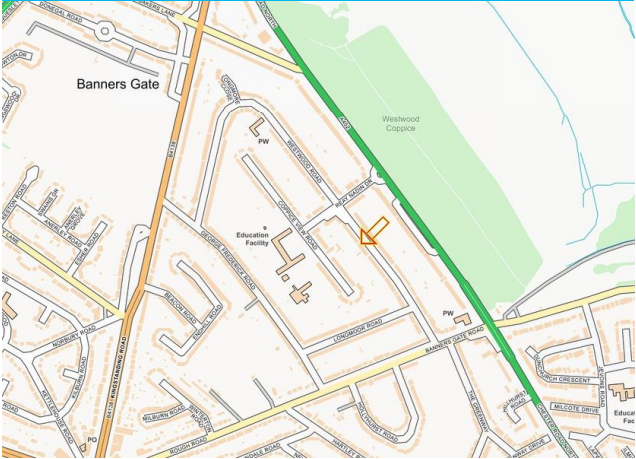
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	62   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: 22nd July 2022