



Sutton Oak Road,
Sutton Coldfield, B73 6TQ

Offers in the Region Of £340,000

Paul Carr Estate Agents are delighted to bring to market this impressive and extended three bedroom semi-detached family home, located on the ever popular Sutton Oak Road, located within reach of local schools (catchments should be checked), amenities to include shops and restaurants, transport links and Royal Sutton Park.

Being set back from the road behind a multi-vehicle driveway leading to porch and further door into the entrance hall.

Upon entering the property you are greeted by a welcoming reception hallway with under stairs storage cupboard and doors leading to a formal dining room with bay window to fore, a rear lounge with stunning views to the rear garden and modern fitted kitchen.

The kitchen has been thoughtfully fitted to comprise a range of matching wall, and base level units with work surface over, incorporating a sink unit with drainer and taps over, integrated oven, hob and extractor with space for further white goods.

Leading from the kitchen is a door to rear porch, door to garage and downstairs guest wc.

On the first floor the accommodation boasts three well proportioned bedrooms and a beautifully fitted, family shower room.

The shower room is fitted with a suite comprising low flush wc unit, hand wash basin with ample storage below and corner shower cubicle with complementary tiling to walls.

Outside the property has a generous rear garden being laid mainly to lawn with patio area and garden pond.

There is a multi-use garden room which offers versatile living space to suit your needs.

To the fore is a multi vehicle driveway and side garage with up and over door to fore.

Internal 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 D.

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



Accommodation

Porch 4' 7" x 5' 5" (1.40m x 1.65m)

Entrance Hallway

Dining Room 12' 10" x 10' 5" (3.91m x 3.17m)

Lounge 14' 11" max x 10' 3" max (4.54m x 3.12m)

Extended Kitchen 12' 5" x 9' 1" (3.78m x 2.77m)

Guest WC 3' 6" x 2' 9" (1.07m x 0.84m)

Rear Porch 7' 7" x 3' 2" (2.31m x 0.96m)

First Floor Accommodation

Bedroom One 14' 5" x 9' 5" (4.39m x 2.87m)

Bedroom Two 13' 3" x 9' 5" (4.04m x 2.87m)

Bedroom Three 7' 8" x 6' 2" (2.34m x 1.88m)

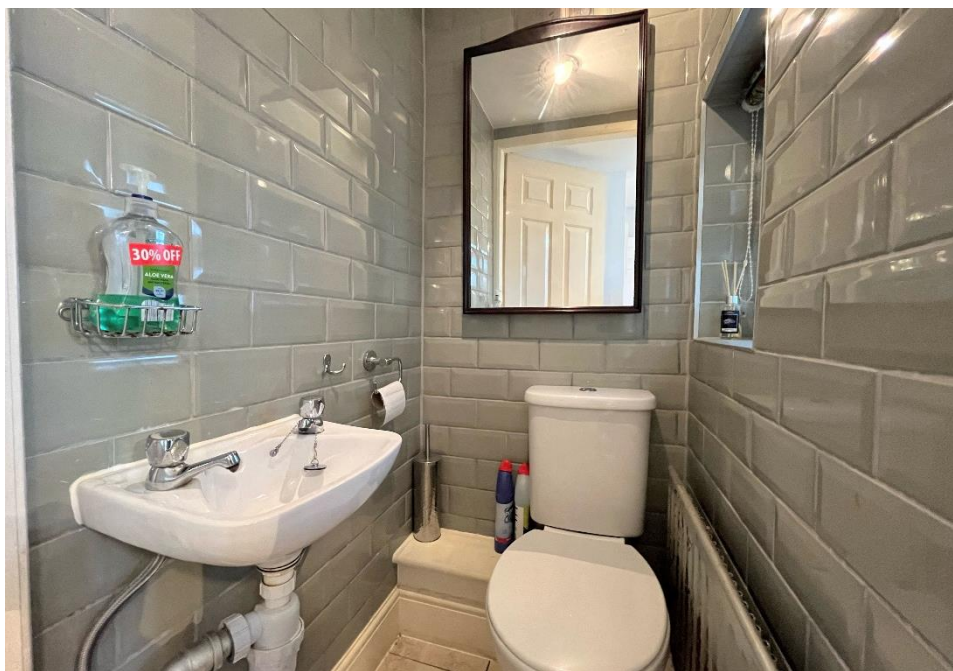
Shower Room 8' 3" x 5' 11" (2.51m x 1.80m)

Outside

Garage 14' 8" x 7' 1" (4.47m x 2.16m)

Multi Use Garden Room 11' 3" x 9' 7" (3.43m x 2.92m)

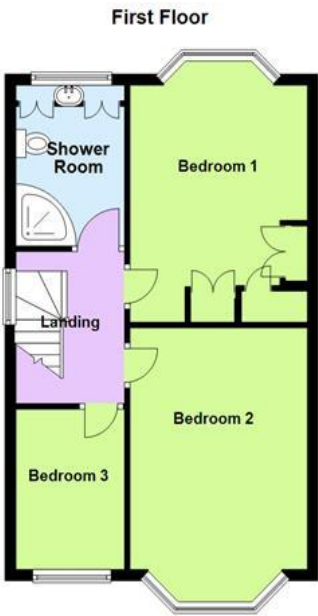
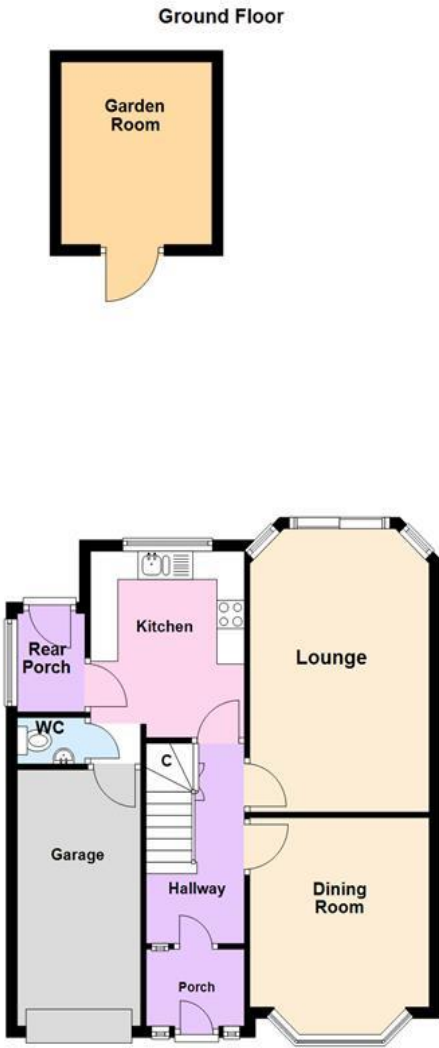




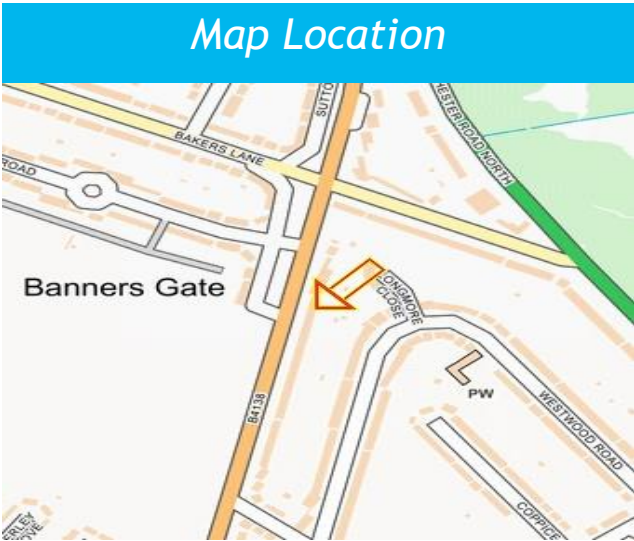


Floor Plan

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		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		







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: 14th January 2025