



Sutton Oak Road,  
Sutton Coldfield, B73 6TR

Offers in the Region Of £275,000



Paul Carr Estate Agents are delighted to offer for sale this three-bedroom family home, set in a highly sought-after Sutton Coldfield location just moments from the magnificent 2,400-acre Sutton Park Nature Reserve.

Ideally placed within close proximity to popular schools (catchments should be checked), excellent transport links, and a variety of local amenities, this property is perfectly suited to families, first-time buyers, and investors alike.

Presented with no upward chain and set back from the road via a service road, this excellent opportunity comprises a welcoming reception hallway, a generous lounge with access to a separate dining room, and a fitted kitchen with views overlooking the rear garden. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a private rear garden and an external garage positioned in a separate block.

An early viewing is highly recommended to fully appreciate the potential and position of this fantastic home.

**Tenure:** We can confirm the property is Freehold.

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

**Services Connected:** Mains electric, gas, water and 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)

**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.







### Entrance Hallway

### Lounge

14' 3" max x 11' 2" max (4.34m x 3.40m)

### Dining Room

10' 2" max x 8' 9" max (3.10m x 2.66m)

### Kitchen

10' 0" x 6' 7" (3.05m x 2.01m)

### First Floor Accommodation

### Bedroom 1

13' 6" x 9' 0" (4.11m x 2.74m)

### Bedroom 2

8' 9" x 8' 6" (2.66m x 2.59m)

### Bedroom 3

10' 2" x 6' 6" (3.10m x 1.98m)

### Bathroom

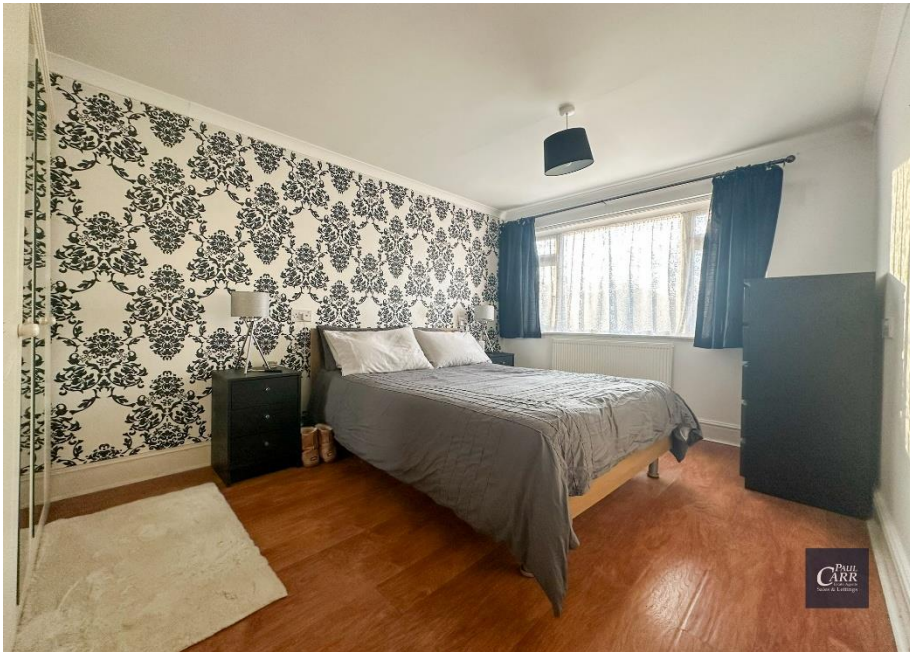
6' 7" x 5' 5" (2.01m x 1.65m)









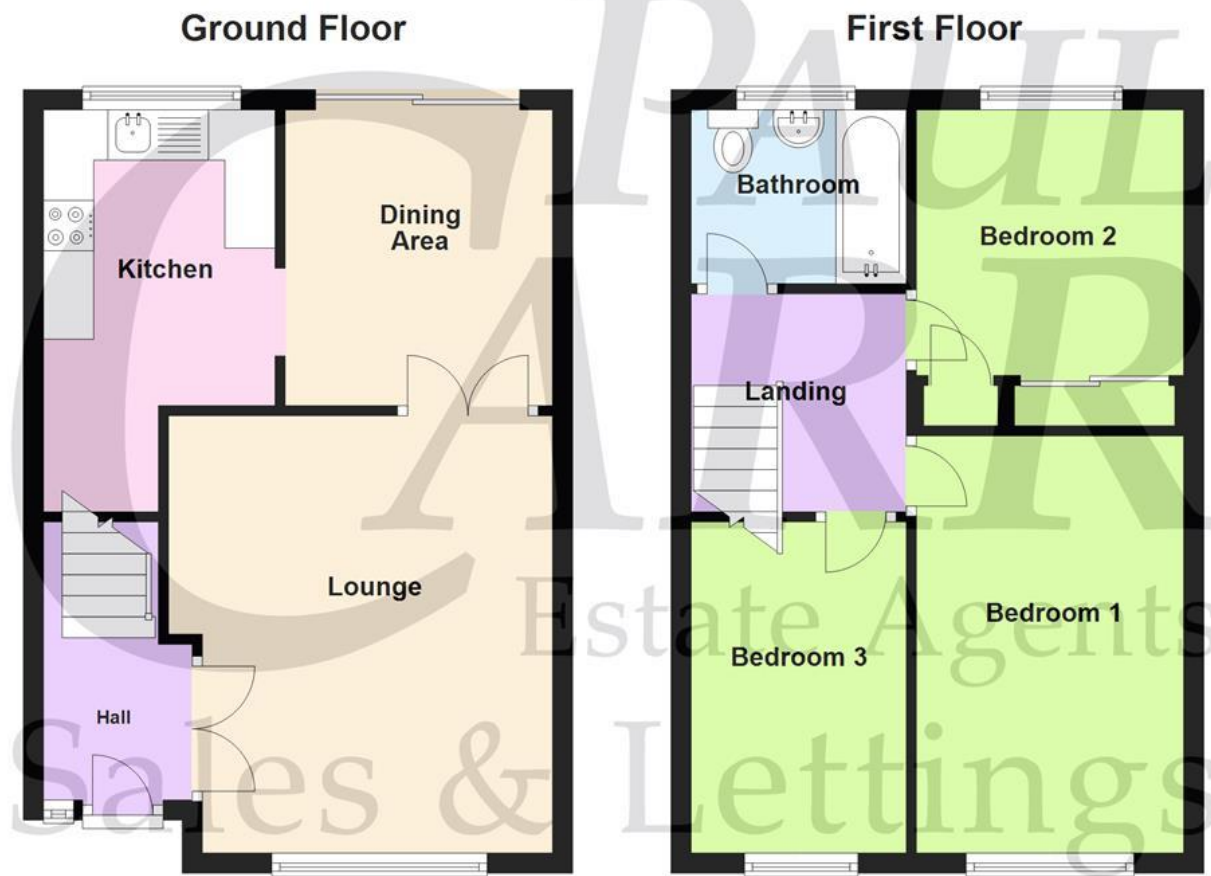






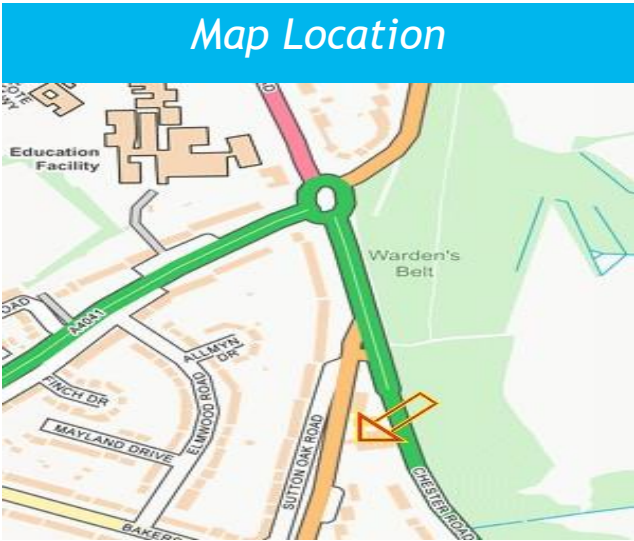
# Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		
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: 24th November 2025

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