



Westwood Road, Sutton Coldfield,  
B73 6UH

**Offers Over £700,000**



This stunningly presented and extended five bedroom detached family home is offered for sale with an endless list of incredible features.

Located on the highly sought after Westwood Road close to Royal Sutton Park, this property boasts some amazing benefits.

Approached via a driveway with an electric gated entrance and ample parking space, the accommodation briefly comprises of a welcoming entrance hallway with downstairs W.C and store cupboard, flowing into a well presented cosy lounge with bay window.

To the rear of the ground floor is a spectacularly extended and beautifully presented open plan kitchen/diner, with under floor heating, audio sound system, ample entertainment space, high spec fitted appliances, sky light windows, and stunning views into the rear garden.

There is also a separate utility room off the hallway, away from the kitchen/diner.

To the first floor is a bright landing space leading into four large bedrooms, and a wonderfully presented main family bathroom.

The two largest bedrooms overlook the garden and further benefit from private en-suite shower rooms.

To the second floor is the loft conversion providing a spacious master bedroom, with various store cupboards/fitted wardrobes, dressing area, and master en-suite shower room.

To the rear of the property is a truly stunning private garden. With a large social patio space, steps down to a vast lawn, leading to an impressive external outhouse. This external room provides space for a gym/study/office/study, and boasts great potential for entertainment space with the family.

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](mailto:Streetly@paulcarrestateagents.co.uk)



## **Ground Floor**

Hallway

Lounge 22' 4" x 10' 6" (6.80m x 3.20m)

Kitchen/Diner 29' 4" x 20' 8" (8.93m x 6.29m)

Utility 6' 8" x 5' 10" (2.04m x 1.79m)

Downstairs W.C. 6' 10" x 2' 6" (2.09m x 0.76m)

Garage/Store 10' 6" x 7' 0" (3.21m x 2.13m)

## **First Floor**

Bedroom Two 15' 1" x 14' 8" (4.61m x 4.47m)

Bedroom Two En-suite 7' 2" x 5' 9" (2.18m x 1.76m)

Bedroom Three 14' 9" x 13' 10" (4.49m x 4.21m)

Bedroom Three En-suite 9' 9" x 3' 11" (2.96m x 1.19m)

Bedroom Four 10' 11" x 10' 7" (3.33m x 3.22m)

Bedroom Five 11' 1" x 8' 0" (3.38m x 2.44m)

Bathroom 10' 5" x 7' 2" (3.17m x 2.19m)

## **Second Floor**

Master Bedroom 19' 7" x 10' 5" (5.96m x 3.17m)

Dressing Area

Master En-suite 6' 10" x 3' 11" (2.09m x 1.20m)

Outhouse Bar/Study/Gym 28' 0" x 11' 8" (8.53m x 3.56m)









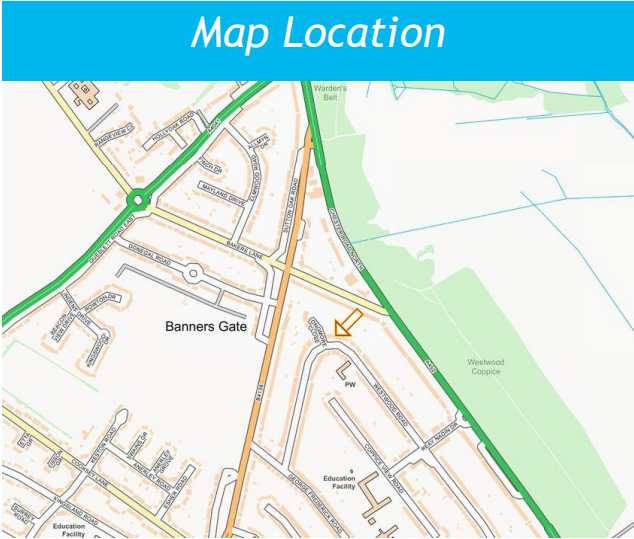


# Floor Plan

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	69   c	80   c
55-68	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: 7th July 2022