



Sutton Oak Road,  
Sutton Coldfield, B73 6TF

**£475,000**



Paul Carr Estate Agents are delighted to bring to the market for sale this impressive and substantially extended five-bedroom semi-detached family home, located on Sutton Oak Road and enjoying open views across George Frederick Playing Fields to the front. Set back from the main road, the property is approached via a private driveway, with mature evergreen hedging providing an excellent degree of privacy to the front.

Internally, the accommodation is spacious and versatile. An entrance porch leads into a welcoming entrance hallway, which opens into a generous through lounge/dining room, ideal for family living and entertaining. To the rear, a separate cosy living room provides a comfortable space to relax. The ground floor further comprises a fitted kitchen, a convenient WC, and a larger-than-average single garage.

To the first floor is a spacious landing providing access to five well-proportioned bedrooms, four of which are doubles along with a good-sized single bedroom. The principal bedroom benefits from an en-suite shower room, while bedrooms two and four feature attractive bay windows with views over George Frederick Playing Fields. A well-appointed four-piece family bathroom completes the first-floor accommodation.

Externally, the rear garden wraps around to the side of the property, offering additional parking potential, ideal for a campervan or caravan, alongside generous outdoor space suitable for family use.

Situated within close proximity to local schools, public transport links and a range of amenities, this property would be well suited to a growing family.

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

**Council Tax Band: We can confirm the Council Tax Band is D 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)**







## Accommodation

### Entrance Porch

2' 0" x 7' 5" (0.61m x 2.26m)

### Entrance Hall

8' 9" (max) x 13' 5" (max) (2.66m x 4.09m)

### Lounge/Dining Room

28' 3" (into bay) x 10' 3" (8.60m x 3.12m)

### Living Room

13' 5" x 14' 11" (4.09m x 4.54m)

### Kitchen

15' 6" x 8' 5" (4.72m x 2.56m)

### Ground Floor WC

4' 7" x 4' 7" (1.40m x 1.40m)

### Garage

18' 1" x 10' 9" (5.51m x 3.27m)

### First Floor Landing

#### Bedroom One

13' 9" x 14' 10" (4.19m x 4.52m)

#### En-Suite

8' 5" x 5' 8" (2.56m x 1.73m)

#### Bedroom Two

14' 9" x 12' 5" (into bay) (4.49m x 3.78m)

#### Bedroom Three

13' 9" x 10' 3" (4.19m x 3.12m)

#### Bedroom Four

13' 2" (into bay) x 10' 3" (4.01m x 3.12m)

#### Bedroom Five

6' 8" x 8' 5" (2.03m x 2.56m)

### Family Bathroom

8' 9" x 8' 4" (2.66m x 2.54m)







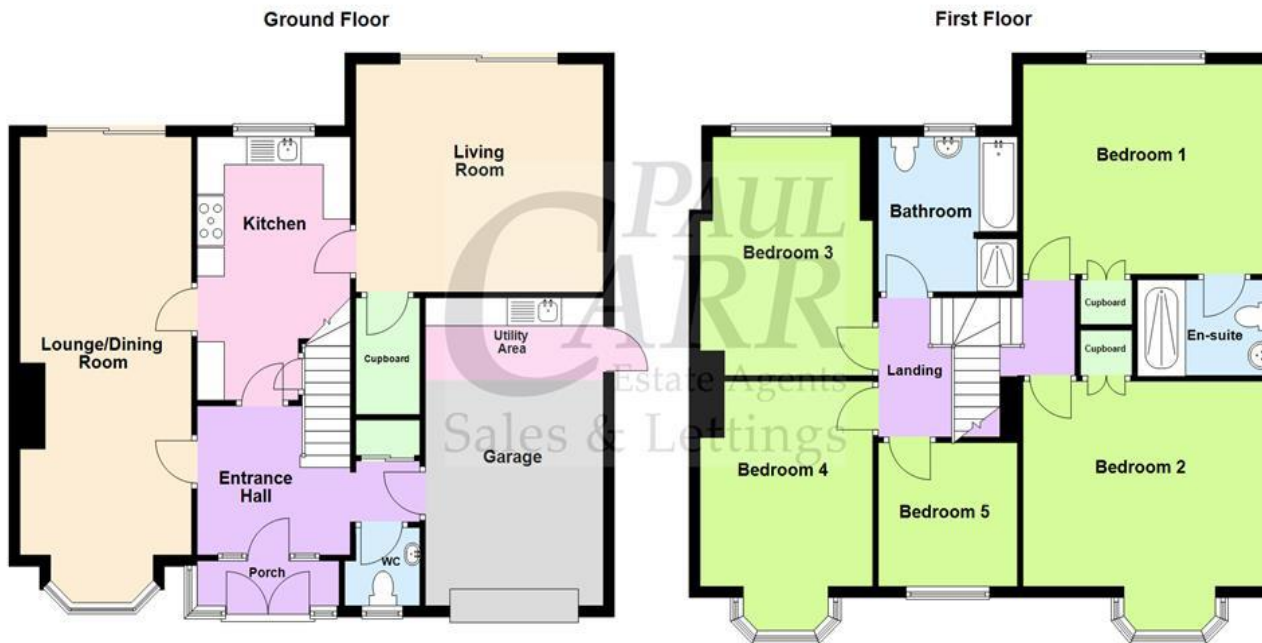






# Floor Plan

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

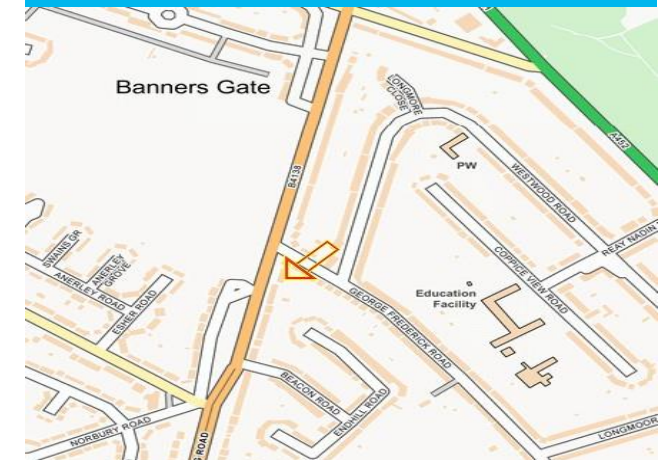


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Plan produced using PlanUp.

## Energy Performance Rating

**NEW INSTRUCTION  
AWAITING ENERGY  
PERFORMANCE  
CERTIFICATE**

## 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: 13th February 2026

**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.

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