



Banners Gate Road,  
Sutton Coldfield, B73 6TY

Offers in the Region Of £470,000



A truly beautiful and immaculately presented three bedroom detached family home has come to market.

This thoughtfully extended property has delightful features and boasts spacious accommodation throughout. With a stunning open plan kitchen/diner/snug area to the rear, cosy lounge with bay window to the fore, large integral garage, three brilliant size bedrooms with fitted wardrobes and a spacious landscaped garden, this property really is a must-see.

This detached family home sits within walking distance of Royal Sutton Park and transport links, making it easily accessible to local amenities. Approached via a large in and out driveway with tasteful flower beds, the accommodation briefly comprises of a bright entrance porch with spacious hallway and integral garage access, and a cosy lounge with large bay window.

To the rear is an immaculately presented open plan kitchen/diner/snug area.

The beautiful kitchen area consists of various fitted appliances with granite work surfaces and island, with French doors into the garden. This flows into a dining/snug area with further doors into garden, and a modern downstairs shower room.

Upstairs is a bright landing space with stunning marble bathroom suite, with free standing bath and separate shower. There are three brilliant size bedrooms, all with fitted wardrobes, and the master with a large bay window.

Outside is a very spacious garden with side access, well maintained lawn with patio and steps up to a vast lawn space with private fenced enclosure.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

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**

Porch

Hallway 15' 4" x 7' 3"  
(4.67m x 2.21m)

Lounge 14' 4" x 12' 6"  
(4.38m x 3.80m)

Kitchen Area 15' 0" x 10' 11"  
(4.56m x 3.32m)

Dining/Snug Area 15' 7" x 10' 0"  
(4.75m x 3.05m)

Shower Room 7' 2" x 2' 9"  
(2.18m x 0.84m)

### **First Floor Accommodation**

Master Bedroom 15' 1" x 9' 8"  
(4.61m x 2.94m)

Bedroom Two 11' 9" x 11' 3"  
(3.59m x 3.44m)

Bedroom Three 8' 2" x 7' 8"  
(2.48m x 2.33m)

Bathroom 8' 1" x 7' 10"  
(2.46m x 2.38m)

Integral Garage 18' 3" x 13' 8"  
(5.57m x 4.16m max)







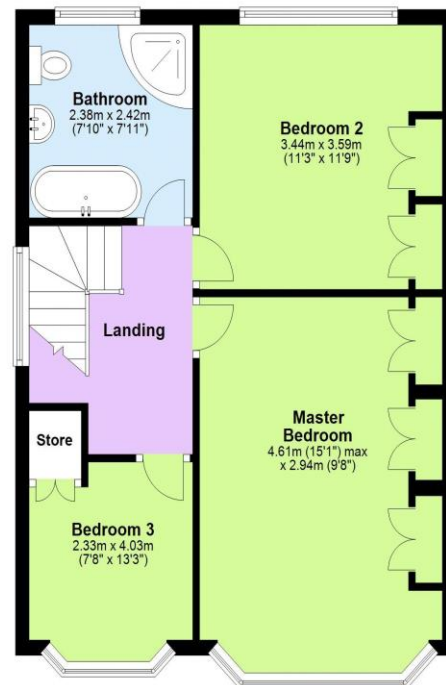
## Floor Plan

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

### Ground Floor



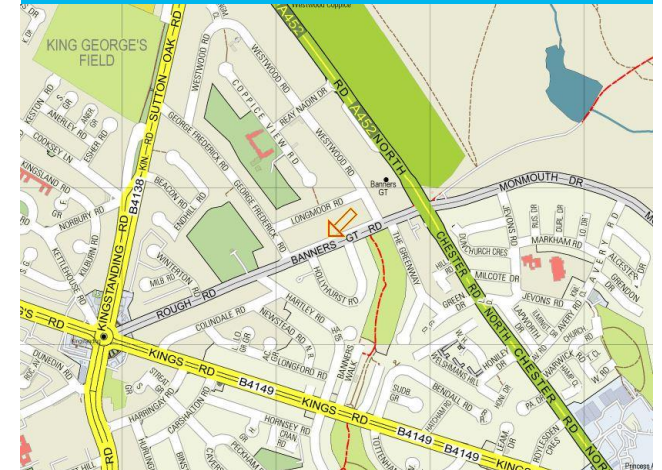
### First Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	41   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: 11th October 2021