



Bakers Lane,  
Sutton Coldfield, B74 2AX

**£335,000**

Paul Carr Estate Agents are delighted to bring to market this charming three-bedroom semi-detached family home.

Ideally located close to well-regarded local schools (prospective buyers are advised to confirm catchment areas), a range of local amenities, and excellent transport links, the property also benefits from being within easy reach of Royal Sutton Park.

Set back from the road behind a driveway providing off-road parking and access to the integral garage, the property is entered via a welcoming porch leading into a spacious entrance hallway. The hallway features stairs rising to the first floor and doors leading to the dining room and kitchen. The dining room offers open-plan access to the generously sized, front-facing lounge, creating an ideal space for both family living and entertaining.

Patio doors from the dining area lead through to the conservatory, which enjoys pleasant views over the rear garden.

The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a sink with drainer and mixer tap, and offering space for a freestanding cooker and additional white goods.

A secure side entry off the kitchen provides convenient access to both the front and rear gardens.

To the first floor, the property boasts three well-proportioned double bedrooms, a shower room, and a separate WC.

Externally, the rear garden features a paved patio area, a lawn bordered by mature hedging, and enclosed boundaries offering privacy. The property also benefits from an integral garage.

Internal viewing is highly recommended to fully appreciate the accommodation on offer.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Walsall Council.

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)



### **Ground Floor Accommodation**

Porch 5' 5" x 4' 2" (1.65m x 1.27m)

Hallway 15' 2" max x 7' 0" max (4.62m x 2.13m)

Lounge 13' 11" max x 10' 4" max (4.24m x 3.15m)

Dining Room 11' 2" max x 10' 4" max (3.40m x 3.15m)

Conservatory 9' 0" x 8' 3" (2.74m x 2.51m)

Kitchen 7' 6" x 10' 11" (2.28m x 3.32m)

Side Entry 18' 5" max x 5' 2" max (5.61m x 1.57m)

### **First Floor Accommodation**

Bedroom One 12' 0" x 8' 4" (to wardrobes) (3.65m x 2.54m)

Bedroom Two 11' 0" x 10' 3" (3.35m x 3.12m)

Bedroom Three 12' 6" x 8' 9" (3.81m x 2.66m)

Shower Room 7' 5" x 6' 6" (2.26m x 1.98m)

WC 4' 9" x 3' 1" (1.45m x 0.94m)

### **Outside**

Garage (unmeasured)





# Floor Plan

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

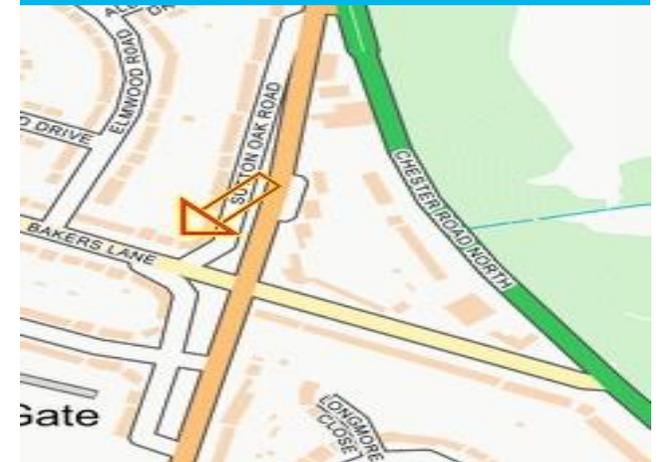


This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

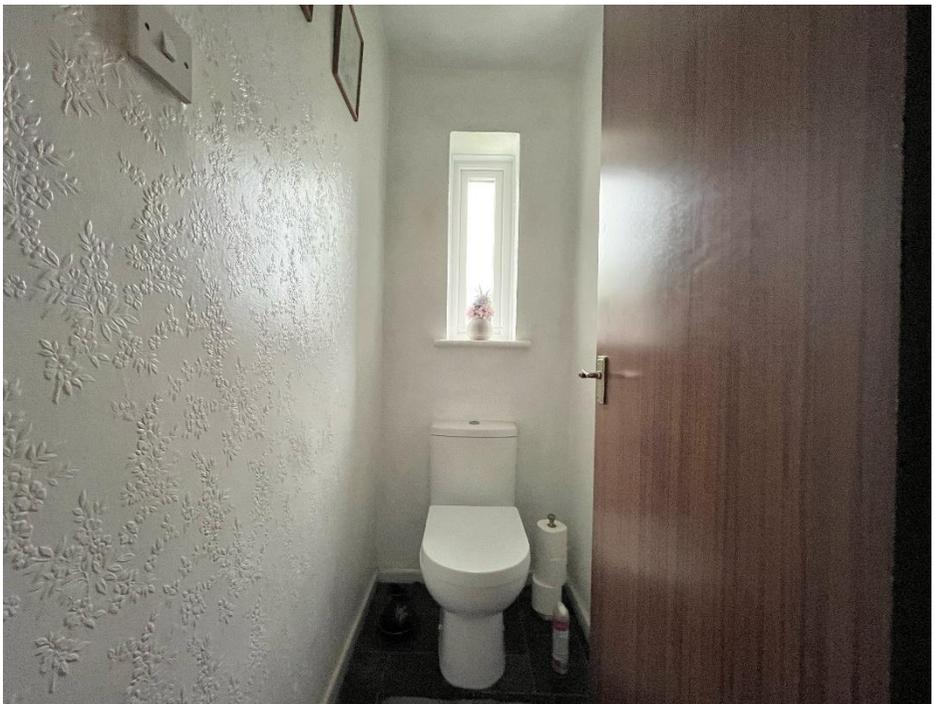
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	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:

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.

[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

