

Connells

Palin Road
Sutton Coldfield

Palin Road
Sutton Coldfield B75 7FD

for sale offers over
£575,000







Property Description

An impressive 4 double bedroom detached family home built in 2026. In an excellent new development close to motorway transport links. Offered with NO CHAIN. Overlooking open space and close to children's playground area. Built with energy efficiency in mind having solar panels, triple glazing and EV Car Charger Point. IN good access to local schools for primary and senior schools. Having reception hallway, family lounge opening into an impressive open plan living kitchen dining room and a separate Utility with Guest WC. On the first floor there is an excellent sized main bedroom with en-suite shover room, 3 further double bedrooms all with built in wardrobes and an excellent family bathroom. The garden is low maintenance. There us a double side by side driveway and a single integral garage. An excellent family home in a pleasant and peaceful location on the edge of Sutton Coldfield.

Hallway

Composite door to the hallway, stairs to the first floor landing, radiator, doors to the family lounge and kitchen, double doors to a built in storage and cloaks cupboard. Storage cupboard housing the solar panels electrics.

Family Lounge

14' 6" x 12' 5" (4.42m x 3.78m)

Triple glazed window to the front overlooking the open green space and triple glazed window to the side, feature media wall concealing TV aerial point with satellite connection, radiator and doors sliding into the walls accessing the open plan living kitchen family room.

Living Kitchen Family Room

An impressive open plan living kitchen family room at the rear overlooking the garden, Having a impressive fitted kitchen with fitted base units with granite work surfaces over and matching upstand, fitted matching wall units with underlighting and plinth lighting, one and a half bowl stainless steel and sink unit with mixer tap over and cupboards under. integrated double electric oven, integrated 5 ring gas hob with cookerhood and extractor fan over and glass splashback, integrated fridge and separate freezer, built in dishwasher, Amtico style flooring, spotlights, overhang seating/dining area, 3 radiators, space for a lounge and dining area, triple glazed windows and French doors to the rear garden. Doors to the utility room with WC, hallway and the garage.

Utility Room With Guest WC

Having fitted base units with work surfaces over, interglacial washing machine, frosted triple glazed window, spotlights, wall mounted central heating boiler, wall mounted heated towel rail radiator, low level flush WC and wall mounted wash hand basin.

First Floor Landing

Triple glazed picture window to the front. Doors to the 4 bedrooms and family bathroom.

Bedroom 1

Having triple glazed window to the front overlooking the green space, radiator a and TV aerial point. Door to the en-suite shower room.

En-Suite Shower Room

Having double walk in shower cubicle, wash hand basin, low level flush WC, extractor fan, spotlights, part tiling to walls and floor tiling.

Bedroom 2

11' 5" x 10' 5" (3.48m x 3.17m)

Having triple glazed window to the rear, radiator and built in wardrobe with sliding mirrored front.

Bedroom 3

12' 5" x 12' to front of wardrobes (3.78m x 3.66m to front of wardrobes)

Having triple glazed window to the rear, radiator, built in wardrobes with sliding mirrored fronts.

Bedroom 4

11' 5" plus wardrobe x 10' 5" (3.48m plus wardrobe x 3.17m)

Having triple glazed window to the front, radiator and built in wardrobe with sliding mirrored wardrobe.

Family Bathroom

Having a 3 piece bathroom suite having panelled bath and tap over, wash hand basin, low level flush WC, extractor fan, spotlights, part tiling to walls and floor tiling and frosted triple glazed window to the rear.

Front Garden

Having double side by side driveway to the front and electric car charger point.

Garage

18' 2" x 10' 2" (5.54m x 3.10m)

Having up and over door, power and lighting and pedestrian door to the kitchen.

Rear Garden

A low maintenance rear garden with patio area, lawned area, fencing to side and a screening brick built wall to the rear.

Agent's Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead











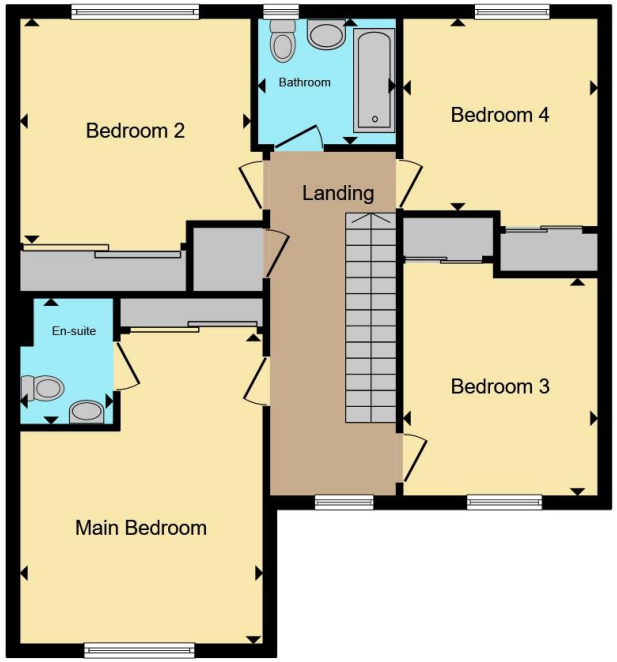








Ground Floor



First Floor

Total floor area 155.7 m² (1,676 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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4/6 High Street
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EPC Rating: A

Council Tax Band: F

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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