

121 CARROWAY HEAD
CANWELL
SUTTON COLDFIELD
B75 5RY


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

The accommodation comprises an entrance hall, sitting room, kitchen/dining room and garden room, with stairs rising to the first floor where there are two bedrooms and a family bathroom. Outside, a separate outbuilding provides an additional room and WC. The property is approached over a generous driveway, with a small brick outbuilding, timber fencing and mature greenery. To the rear is a paved patio, pathway and sizeable lawn, enclosed by timber fencing and complemented by mature trees and foliage.

EPC Rating: TBC

Total Approximate floor area: 904 Sq. Ft or 84 Sq. Meters



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

Ideally situated in a semi-rural residential area close to Mere Green in Sutton Coldfield, local amenities are in abundance and there is an excellent selection of primary and secondary schools including Little Sutton Primary School, Moor Hall Primary School, St Joseph's Primary School, The Arthur Terry School, Bishop Vesey's Grammar School, and Sutton Coldfield Grammar School for Girls.

Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

Sutton Coldfield provides an excellent choice of shops, restaurants and schooling. In nearby Mere Green there are M&S, and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk.

Also close by is Sutton Park, one of Europe's largest urban parks, offering great scope for walking, golf and a variety of outdoor pursuits.

Description of Property

The property is a red brick house arranged over two floors, offering approximately 904 sq ft of accommodation together with a detached outbuilding. The ground floor opens into an entrance hall and provides a comfortable sitting room, alongside a kitchen/dining room and a separate garden room, creating a practical arrangement of living and entertaining spaces.

To the first floor are two bedrooms, including a well-proportioned principal bedroom, together with a family bathroom. The accommodation is further complemented by a separate outbuilding incorporating an additional room and WC, providing useful ancillary space with potential for a variety of purposes.

Outside, the property is approached via a generous driveway and courtyard, incorporating areas of tarmac and block paving and providing useful off-road parking. The mature trees and established greenery surrounding the boundaries provide a degree of

privacy, while the rear garden comprises a paved patio adjoining the property, a pathway and a sizeable lawned area, enclosed by timber fencing and further framed by mature trees.

The property offers versatile accommodation, useful outside space and the benefit of additional outbuilding facilities, making it a practical home.

Distances

Sutton Coldfield 2.9 miles

Lichfield 7.6 miles

Birmingham 11.8 miles

M6 10.0 miles

Birmingham International/NEC 14.0 miles

(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.

Directions from Aston Knowles

From Aston Knowles' office at 8 High Street, Sutton Coldfield, proceed along the High Street towards Four Oaks and take the A453/Tamworth Road. Continue along the A453 towards Tamworth, passing through the outskirts of Sutton Coldfield and continuing towards Carroway Head. Upon reaching the Carroway Head area, continue along Carroway Head Hill/Sutton Road, where the property will be found along Carroway Head, with number 121 identified by its address.

Terms

Average area broadband speed: 150 Mbps. Full fibre is also available.

Services

We are advised that mains water and electric are available.

Fixtures and Fittings

Only those items mentioned in the particulars are to be included.





Carroway Head, Sutton Coldfield B75 5RY
Approximate Gross Internal Area
Total = 904 SQ FT / 84 SQ M

Viewings

All viewings are strictly by prior appointment through Aston Knowles Sutton Coldfield 0121 362 7878.

Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the lease.

Photographs taken: August 2026
 Particulars prepared: September 2026



Illustration for identification purposes only. measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

8 High Street, Sutton Coldfield, B72 1XA

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com