



**Preece Properties**

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146 Walsall Road,  
Offers Over £700,000

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Welcome to 146 Walsall Road – a property that tells a story of care, dedication, and quiet enjoyment, now waiting for its next chapter to begin.

Positioned on one of Sutton Coldfield's most desirable roads, this four-bedroom detached home has been in the same ownership for 35 years. During that time, it has been lovingly maintained and cherished, and while it now offers scope for modernisation, its real charm lies in the warmth and opportunity it presents for a family looking to settle in a thriving, well-connected community.

#### Space to Grow, Potential to Make It Your Own

Step inside and you're greeted by a generous galleried landing a feature that gives the home a sense of light and space right from the outset. The ground floor offers two bright reception rooms a lounge and a dining room both with views onto the garden, providing the perfect setting for family life or entertaining friends.

The kitchen is functional and filled with natural light, ready for you to reimagine into the heart of the home. There's also a downstairs WC and access to a single garage, ideal for storage or conversion if desired.

Upstairs, four double bedrooms mean everyone has room to grow, work, rest, or play. A family bathroom and separate WC add convenience and flexibility.

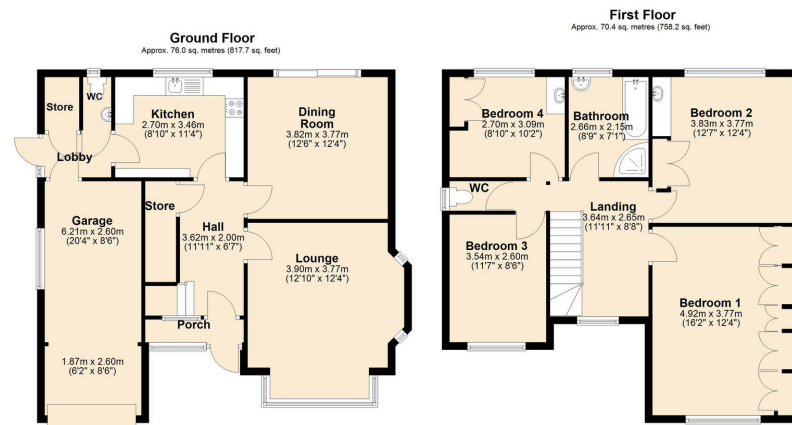
#### A Garden Full of Love

One of the standout features of this home is the garden. Carefully cared for over the years, it's more than just a green space – it's a haven. Whether you're a keen gardener or simply enjoy alfresco living, you'll appreciate the peace, privacy, and mature planting this outdoor space offers.

#### Why Families Fall in Love with This Location

Living on Walsall Road means you're right at the heart of everything that makes Sutton Coldfield special. Just a short walk away is Sutton Park – one of the largest urban parks in Europe where children can explore, families can picnic, and weekend walks become cherished rituals.





Total area: approx. 146.4 sq. metres (1575.9 sq. feet)



- Desirable Walsall Road location in the heart of Sutton Coldfield.
- Galleried landing, adding a touch of character and spaciousness.
- Beautifully maintained garden, cared for lovingly over decades.
- Close proximity to Sutton Park – ideal for nature lovers and family outings.
- Excellent transport links for commuting – road and rail
- Four double bedrooms, ideal for families needing space.
- Two reception rooms offering flexibility for living and entertaining.
- Highly rated local schools, including Ofsted 'Outstanding' options.
- Mere Green amenities within walking distance – cafes, restaurants, gyms, and more.
- Huge potential to modernise, add value and create a bespoke family home.

