



Welwyndale Road,  
Sutton Coldfield, B72 1AL

£425,000



# Sutton Coldfield

£425,000



This beautiful, traditional semi-detached family home is positioned in a coveted, serene road in Sutton Coldfield. Close to outstanding amenities, ideal travel links via rail and road and in catchment for good and outstanding schools. Modern family living and oodles of space are found within, so step inside.

On arrival, there is an expansive block paved driveway providing ample off-road parking leading up to the front porch and entrance hall. The welcoming reception hall is characterised by a handsome staircase with signature spindles and winds off in all directions to the various downstairs accommodation. Immediately to the left is the converted garage which is currently utilised as a study but also can have use as a playroom or home office. The colossal through lounge/diner measures in excess of 25' and is accentuated by a characterful open fire, curved arch inset shelves and double doors out onto the balcony overlooking the private garden. Off-white plantation shutters round-off the space with style and class. The kitchen breakfast room has an array of matching floor and wall storage units, offering a bright and airy space for cooking and entertaining, with lots of practical countertop work surface. Situated off the kitchen is a useful utility area with double doors onto the back garden.

First floor comprises three generously sized bedrooms with lots of charm and space. The principal bedroom boasts fitted wardrobes for additional storage and is complimented by a bay window letting in floods of natural light. Each of the bedrooms are serviced by the family bathroom and separate WC located off the landing.

Upstairs, there is a converted loft and eaves storage currently set up as a bedroom but equally usable as a private office away from the buzz of the household.

The rear garden is mature and has been meticulously maintained. A humongous acer tree and other varieties of plants make a beautiful backdrop and benefits from a combination of patio and lawn.

In summary, this gorgeous traditional semi-detached property in Sutton Coldfield presents an excellent opportunity for those seeking a character-filled home in addition to lots of space.







## Property Specification

GORGEOUS TRADITIONAL SEMI DETACHED  
THREE-STOREY LIVING  
MATURE PRIVATE REAR GARDENS  
LARGE DRIVEWAY  
28' THROUGH LOUNGE/DINER

Dining Room 13' 6" x 10' 7" (4.11m x 3.22m)

Living Room 14' 11" x 10' 7" (4.54m x 3.22m)

Kitchen 11' 0" x 9' 6" (3.35m x 2.89m)

Utility room 17' 6" x 5' 2" (5.33m x 1.57m)

Study 12' 8" x 7' 3" (3.86m x 2.21m)

Bedroom One 12' 7" x 10' 3" (3.83m x 3.12m)

Bedroom Two 11' 0" x 10' 2" (3.35m x 3.10m)

Bedroom Three 9' 7" x 6' 6" (2.92m x 1.98m)

Bathroom 7' 11" x 6' 1" (2.41m x 1.85m)

Toilet 5' 8" x 3' 0" (1.73m x 0.91m)

Second Floor Bedroom  
11' 6" x 10' 8" (3.50m x 3.25m)

### 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: 21st October 2024

### Viewer's Note:

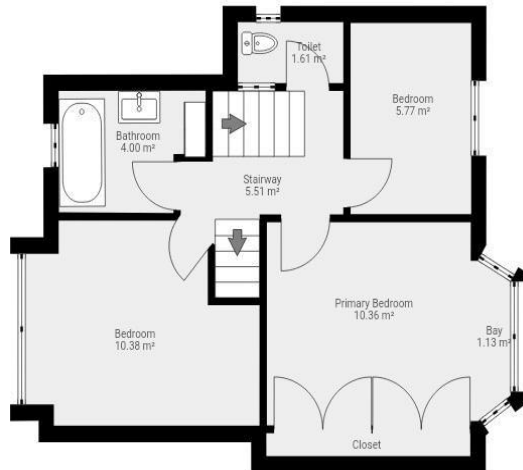
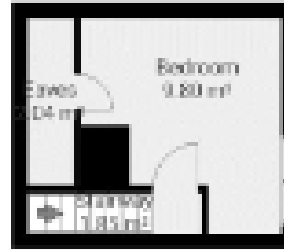
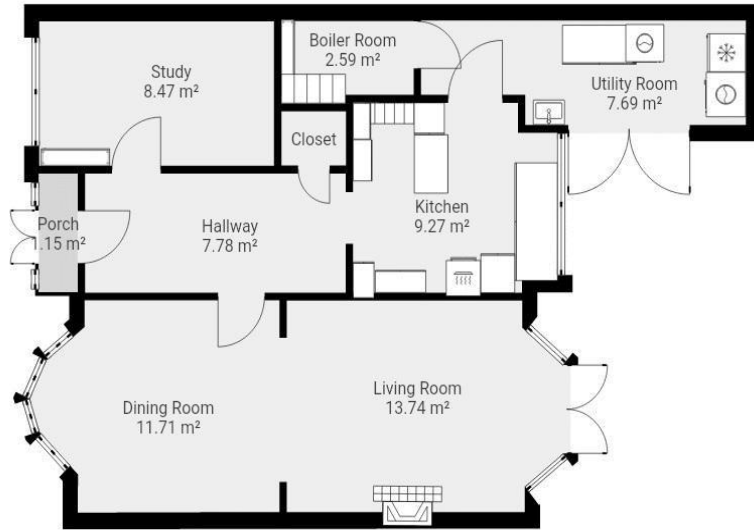
Services connected: Electricity, gas, water & drainage

Council tax band: D

Tenure: Freehold

# Floor Plan

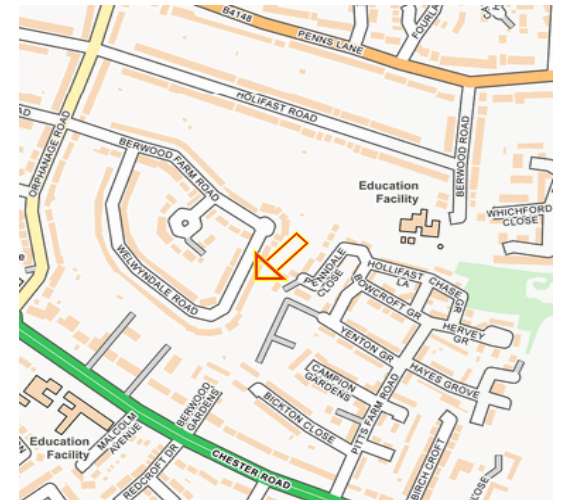
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Map Location



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

[OnTheMarket.com](http://OnTheMarket.com)

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