



Walmley Road,
Sutton Coldfield, B76 2PP

Offers Over £410,000

This immaculate semi-detached house, located in a highly sought-after location, is now available for sale. The property is in a prime location with excellent public transport links, nearby schools, local amenities, nearby parks, and walking routes right on your doorstep.

This breathtaking house consists of three spacious bedrooms, a stylish boho chic through lounge diner with signature panelling, a family bathroom, and a fitted kitchen. The double bedrooms are complemented by fitted wardrobes, adding to the character and charm of the property. The reception room is spacious and well-lit, providing the perfect space for hosting or relaxing. The kitchen is well-maintained and offers an array of matching wall and floor storage units. One unique feature of this property is its single garage, providing additional space for storage or parking. The property also boasts a characterful entrance hall, welcoming guests with a warm and inviting atmosphere.

Additionally, there is potential to extend the property to the rear and over the garage, subject to planning permission. This offers an excellent opportunity for individuals looking to put their personal stamp on a home or investors seeking an investment property with the potential for enhancement.

To the rear of the property is a gorgeous private garden that is part patio and part laid to lawn. There is a serene and private feeling to the outside space owed to the fact the property is not overlooked, and is west-facing so is bright and sunny in the Summer months. An amazing feature is the detached den/outbuilding with power and heating, as well as potential for adding plumbing and a toilet for the ultimate session space!

The condition of this charming house is immaculate, reflecting the care and attention given by its current owners. Its spectacular location, combined with its potential for extension, makes this property a wonderful opportunity for prospective buyers.

In conclusion, this is a rare opportunity to purchase a beautiful, semi-detached house in a highly sought-after location. With its potential for extension, unique features, and immaculate condition, this property is a must-see.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Kitchen 15' 7" x 9' 7" (4.75m x 2.92m)

Front Living Room 14' 1" x 11' 11" (4.29m x 3.63m)

Rear Living Room 11' 11" x 11' 10" (3.63m x 3.60m)

Bedroom One 13' 11" x 9' 1" (4.24m x 2.77m)

Bedroom Two 11' 10" x 9' 1" (3.60m x 2.77m)

Bedroom Three 8' 10" x 6' 11" (2.69m x 2.11m)

Bathroom 6' 11" x 5' 5" (2.11m x 1.65m)

W.C 3' 9" x 2' 10" (1.14m x 0.86m)

Garage 14' 2" x 9' 7" (4.31m x 2.92m)

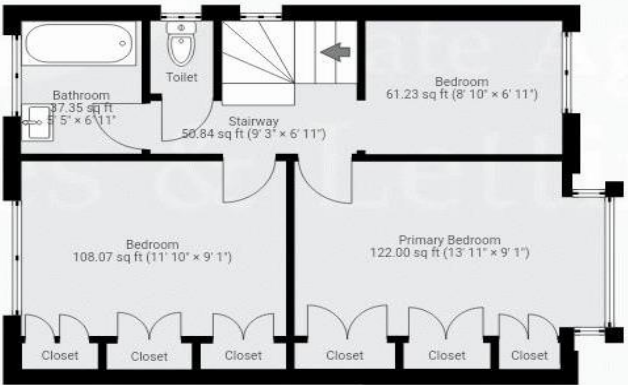
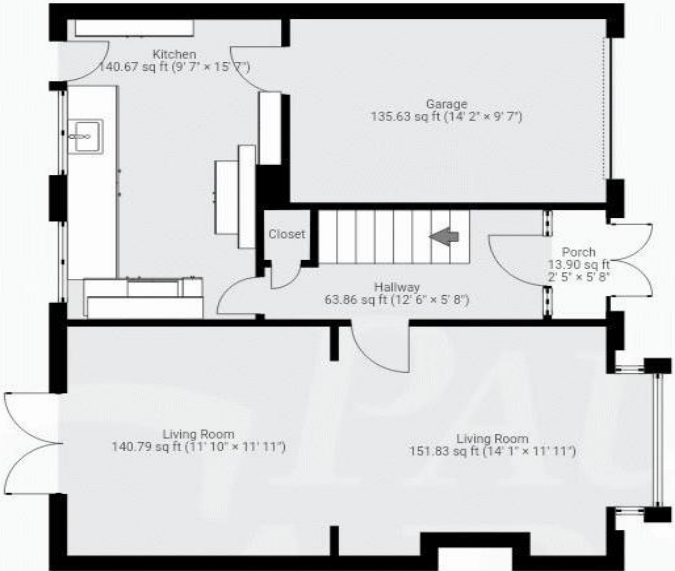
Den/Outbuilding 24' 3" x 14' 3" (7.39m x 4.34m)





Floor Plan

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



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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: 14th March 2025