



Walmley Road,  
Sutton Coldfield, B76 2PY

Offers in the Region Of £375,000



A Fantastic Opportunity to Own a Charming Three-Bedroom Semi-Detached Home in the Sought-After Walmley Road.

Paul Carr Estate Agents are delighted to bring to market this attractive and spacious three-bedroom semi-detached family home, bursting with potential and offering a fantastic opportunity to modernise and truly make it your own.

Set back from the ever-popular Walmley Road, this property enjoys a generous frontage with a long driveway providing ample off-road parking, a paved area for additional vehicles, and an attractive front garden adding to the home's kerb appeal. The property also benefits from access to a garage.

Upon entering, you are welcomed by a spacious and inviting hallway, complete with a handy cloak cupboard – ideal for keeping coats and shoes tucked away neatly. There is also a convenient downstairs WC tucked beneath the staircase. The principal reception room is a wonderful dual-aspect lounge/diner, flooded with natural light thanks to a charming bay window to the front and patio doors to the rear, which open out to the private garden. The space is perfect for both relaxing and entertaining, with ample room for furniture and a feature fireplace that adds character and warmth to the room. The kitchen/breakfast room is of a good size, with matching wall and base units providing plenty of storage. Double-glazed windows overlook the pretty southeast-facing rear garden, which backs onto the rugby and golf club – ensuring privacy and a wonderfully open, sun-filled outlook. A characterful stable-style door offers access to the garden and garage.

Walmley Road properties are highly regarded for their potential to extend (subject to the relevant planning permissions), whether that be a rear extension, garage conversion, or even building above the garage.

Upstairs, the property offers three generously sized bedrooms – two doubles and a good-sized single. The principal bedroom enjoys delightful views over the garden and rugby/golf club. A well-appointed four-piece family bathroom serves all bedrooms, offering a bath, separate shower, wash basin, and WC.

Walmley Road is renowned for its excellent school catchment areas, strong travel links into Sutton Coldfield and Birmingham City Centre, and a host of nearby amenities including shops, restaurants, cafes, and takeaways. Homes like this, with such scope and potential in a sought-after location, are rare to the market and tend not to stay available for long.

Tenure: We can confirm the property is Freehold.

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

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](mailto:Walmley@paulcarrestateagents.co.uk)





### Room Measurements

Living Room 11' 4" x 11' 3" (3.45m x 3.43m)

Dining Room 12' 2" x 10' 5" (3.71m x 3.17m)

Kitchen 17' 7" x 8' 9" (5.36m x 2.66m)

W.C 4' 8" x 3' 0" (1.42m x 0.91m)

Bedroom One 13' 7" x 10' 10" (4.14m x 3.30m)

Bedroom Two 12' 8" x 10' 11" (3.86m x 3.32m)

Bedroom Three 9' 5" x 6' 11" (2.87m x 2.11m)

Bathroom 8' 8" x 6' 11" (2.64m x 2.11m)

Garage 17' 3" x 9' 5" (5.25m x 2.87m)



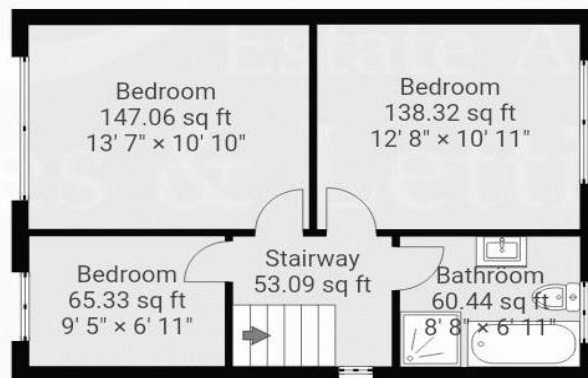
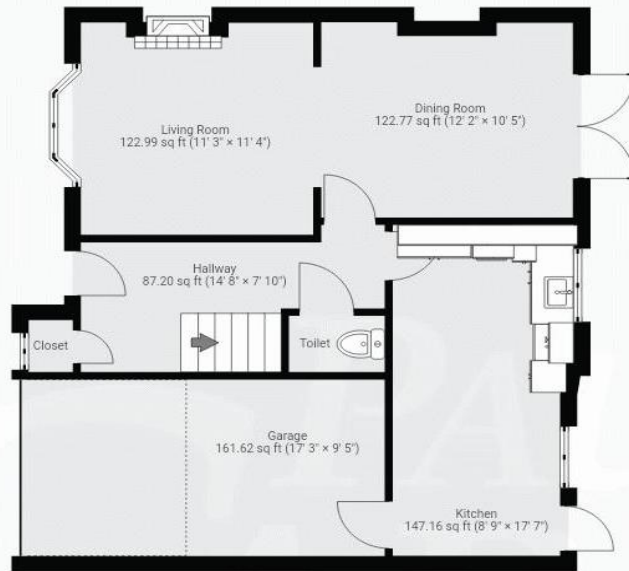






# Floor Plan

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		85 B
69-80	C		
55-68	D	65 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: 26th March 2025