



Hollyfield Road,
Sutton Coldfield, B75 7SH

£450,000

This impressive five-bedroom semi-detached home is situated on a dominating plot in a highly sought-after residential area, renowned for its excellent schools and convenient travel links. Boasting a charming front elevation, this property offers a fantastic blend of space, character, and modern living.

Upon arrival, the property welcomes you with an extensive driveway, providing ample parking alongside a garage for additional storage or vehicle space.

Stepping inside, the welcoming reception hall sets the tone for the generous proportions found throughout the home. The ground floor features a formal dining room, perfect for entertaining, while the extended lounge offers a bright and spacious living area. The extended kitchen is ideal for family life, complemented by a utility area for added practicality. A downstairs toilet adds further convenience, while a versatile office space with double doors opening onto the garden provides the perfect work-from-home setup.

The first floor boasts four great-sized bedrooms, including a master bedroom with a charming bay window that enhances the natural light. This level is served by two bathrooms and a separate toilet, ensuring flexibility for a busy household.

Ascending to the second floor, you'll find an impressive fifth bedroom, offering a private retreat with fantastic proportions.

To the rear, the exceptional garden is a true highlight—an expansive, mature private space with a beautiful stretch of lawn, framed by gorgeous tree lines that create a picturesque and tranquil setting.

This is a rare opportunity to acquire a substantial family home in an unbeatable location.

Viewing is highly recommended to appreciate the space, charm, and potential this property has to offer.

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

Reception Hall 4.75m (15'7") x 2.00m (6'7")

Dining Room 4.10m (13'5") x 3.79m (12'5")

Extended Lounge 3.78m (12'5") x 3.77m (12'4")

Lounge 3.18m (10'5") x 1.58m (5'2")

Extended Kitchen 4.37m (14'4") x 2.42m (7'11")

Utility Area 3.07m (10'1") x 2.37m (7'9")

WC

Office 5.10m (16'9") x 2.31m (7'7")

Bedroom 1 4.43m (14'6") into bay x 3.66m (12')

Bedroom 2 3.77m (12'4") x 3.69m (12'1")

Bedroom 3 4.49m (14'9") into eaves x 3.75m (12'4") into eaves

Bedroom 4 3.88m (12'9") x 2.67m (8'9")

Bedroom 5 2.66m (8'9") x 2.45m (8')

WC

Bathroom 2.73m (8'11") x 2.38m (7'10")

Bathroom

Garage





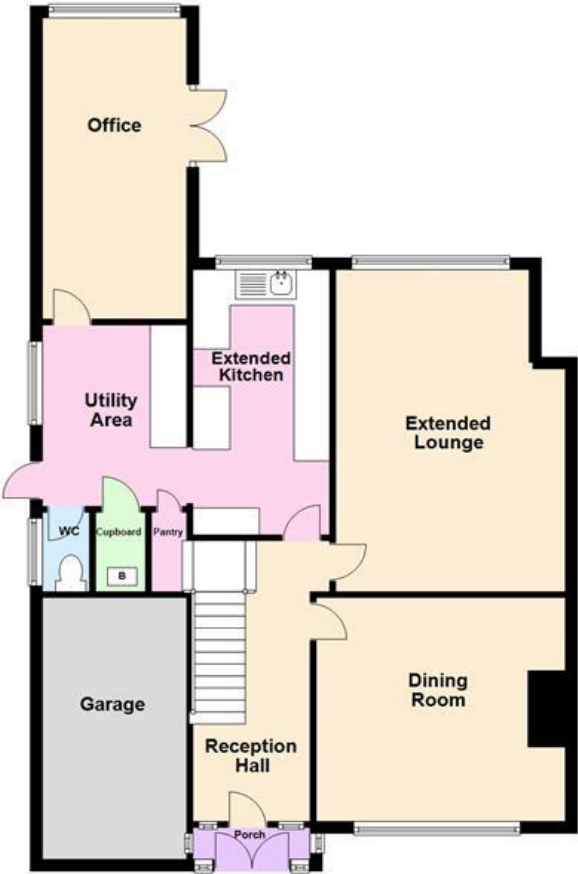
Floor Plan

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

First Floor



Ground Floor



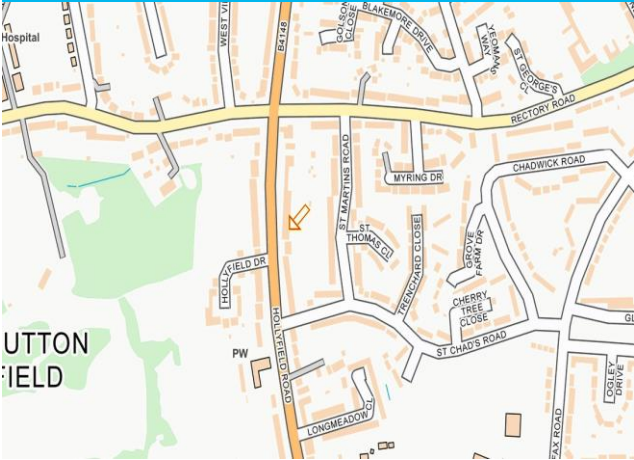
Second Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 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: 3rd April 2025