



Swale Road,
Sutton Coldfield, B76 2BH

£365,000

There's more than meets the eye with this beautifully presented three-bedroom end-terraced family home, ideally located in the highly sought-after residential area of Swale Road. Tucked away at the end of a quiet, private-feeling road, the property occupies a generous corner plot and boasts a sweeping driveway with parking for multiple vehicles.

The approach is framed by a mature, well-kept front lawn, established shrubbery, and a picturesque setting that immediately gives a warm, welcoming feel. The front elevation of the home is particularly attractive, with direct access to the garage from the front, as well as convenient side access.

Upon entering, you're welcomed into a reception hall—ideal for storing coats and shoes—leading to the heart of the home. Immediately to the right is the stunning dual-aspect lounge: a bright, spacious room flooded with natural light from large double-glazed windows. The hardwood flooring adds a stylish and low-maintenance finish, perfect for family living and entertaining alike. An elegant archway with detailed cornicing leads into the formal dining area, which features a charming bay window overlooking the landscaped, south-facing, rear garden—perfect for family meals or hosting guests. The modern fitted kitchen offers a range of matching wall and base units, an integrated oven with gas hob and extractor fan, and views out to the garden via double-glazed windows. There's also a sink and drainer unit and ample worktop space for meal preparation. The kitchen provides access to the integral garage—an ideal utility area complete with power, space for white goods, and additional cabinetry for storage. A downstairs cloakroom is located for added convenience. A standout feature of the home is the stunning, bright and airy garden room. With sliding doors leading onto the patio, this light-filled space offers panoramic views of the beautifully maintained and incredibly private garden—rich with mature trees, vibrant flowers, and well-stocked borders. A garden shed provides extra storage, and the generous corner plot creates a true sense of seclusion and tranquillity.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom features a lovely bay window with views over the front garden and leads into a walk-through dressing area with two fitted wardrobes with sliding mirrored doors. This, in turn, flows into a contemporary en suite shower room, complete with a glass-enclosed shower, WC, basin with vanity unit, and sleek modern finishes. The second bedroom is a spacious double overlooking the rear garden, while the third bedroom offers versatility as a nursery, guest room, or home office. Despite being the smallest of the three, it still accommodates a double bed and benefits from fitted wardrobes to maximise space. Completing the first floor is the family bathroom—a clean, modern space with a white suite comprising a bathtub, WC, and basin with vanity storage.

This charming home on Swale Road is offered with no onward chain, giving peace of mind to buyers seeking a smooth and speedy transaction. With its fantastic plot, spacious layout, and peaceful location, it truly ticks all the boxes for modern family living.

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



Room Measurements

Living Area 14' 7" x 9' 5" (4.44m x 2.87m)

Dining Area 7' 5" x 7' 5" (2.26m x 2.26m)

Kitchen 11' 8" x 7' 11" (3.55m x 2.41m)

Garden Room 8' 0" x 7' 6" (2.44m x 2.28m)

W.C 5' 8" x 1' 9" (1.73m x 0.53m)

Bedroom One 10' 7" x 9' 11" (3.22m x 3.02m)

En-suite 8' 1" x 4' 5" (2.46m x 1.35m)

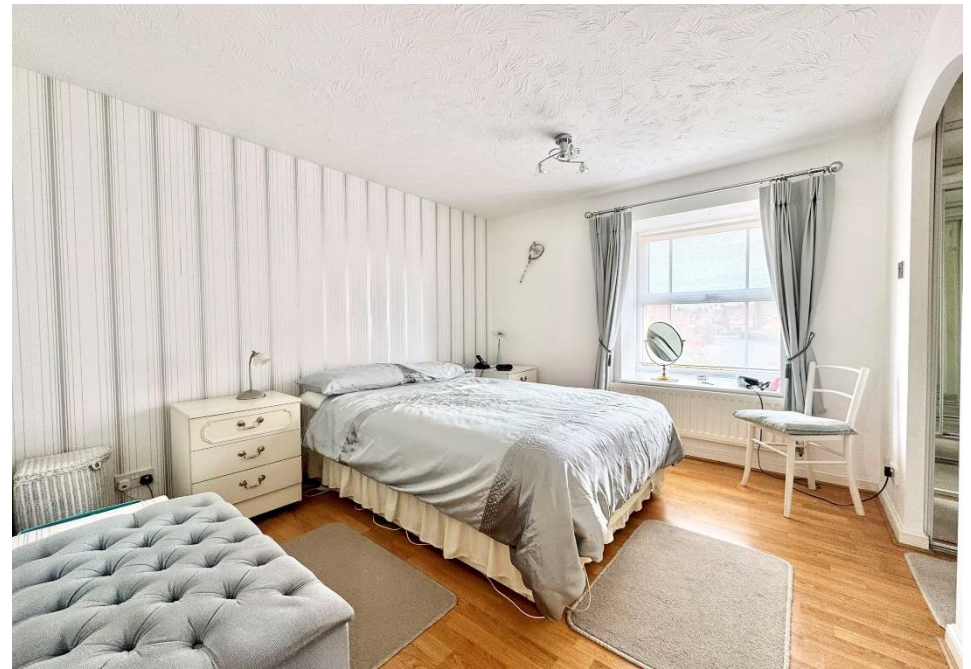
Bedroom Two 9' 2" x 8' 1" (2.79m x 2.46m)

Bedroom Three 9' 2" x 6' 7" (2.79m x 2.01m)

Bathroom 6' 4" x 5' 9" (1.93m x 1.75m)

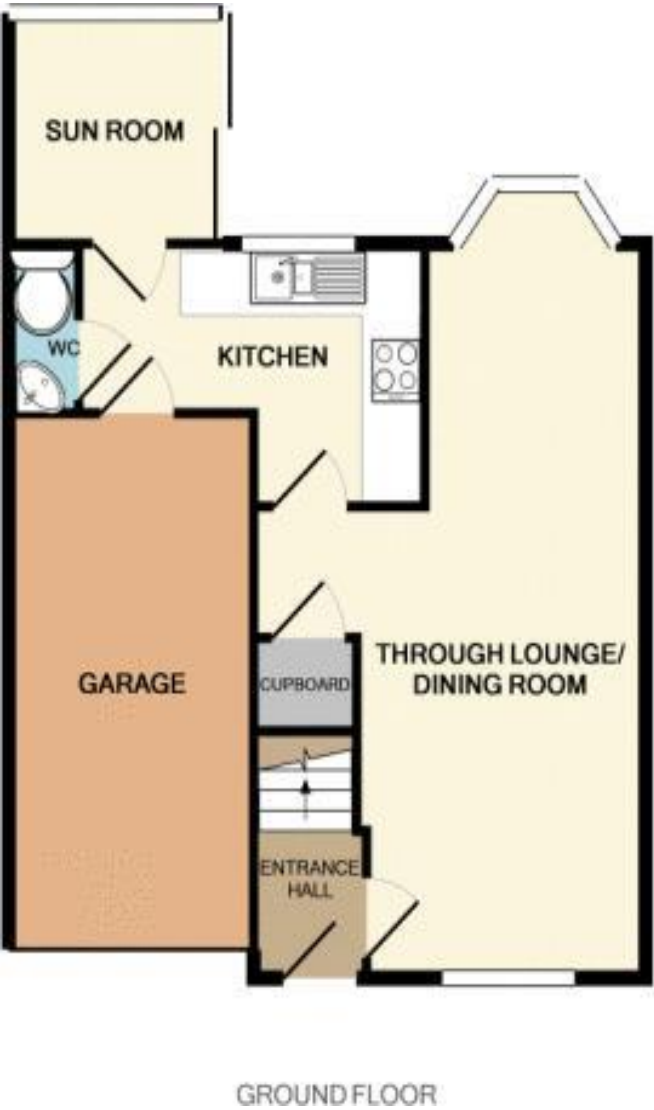
Garage 16' 9" x 7' 9" (5.10m x 2.36m)





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 | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 67 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 April 2025