



Walmley Ash Road,  
Sutton Coldfield, B76 1JB

**Offers Over £350,000**



A Fantastic Opportunity to Own a Charming Three-Bedroom Semi-Detached Home in the Sought-After Warmley Ash 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 Warmley Ash Road, this property enjoys a generous frontage with a long driveway providing ample off-road parking. The property also benefits from access to a garage.

Upon entering through the porch, you are welcomed by a spacious and inviting hallway, complete with a handy cupboard that would be a perfect space for a W.C beneath the staircase. The principal dining room has wonderful natural light thanks to a charming bay window to the front. The extended lounge is perfect for both relaxing and entertaining, with ample room for furniture and a feature fireplace. The kitchen is also extended and is of a good size, wall and base units provide plenty of storage. Double-glazed windows overlooking the southwest-facing rear garden.

Warmley Ash Road properties are highly regarded for their potential to extend (subject to the relevant planning permissions), whether that be a rear extension, garage conversion.

Upstairs, the property offers three generously sized bedrooms – two doubles and a good-sized single. The principal bedroom is of a fantastic size with a bay window. A well-appointed family bathroom serves all bedrooms, offering a bath with shower over, wash basin, and WC.

Warmley Ash 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.

Early viewing is highly recommended – contact us today to arrange your viewing and avoid disappointment.

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 Warmley Residential Sales Department on 0121 351 4000

or via [Warmley@paulcarrestateagents.co.uk](mailto:Warmley@paulcarrestateagents.co.uk)







### Room Measurements

Dining Room 12' 0" x 14' 10" (3.65m x 4.52m)

Lounge 23' 3" x 14' 10" (7.08m x 4.52m)

Kitchen 18' 2" x 10' 1" (5.53m x 3.07m)

Utility room

W.C

Bedroom 1 18' 4" x 12' 10" (5.58m x 3.91m)

Bedroom 2 17' 9" x 14' 7" (5.41m x 4.44m)

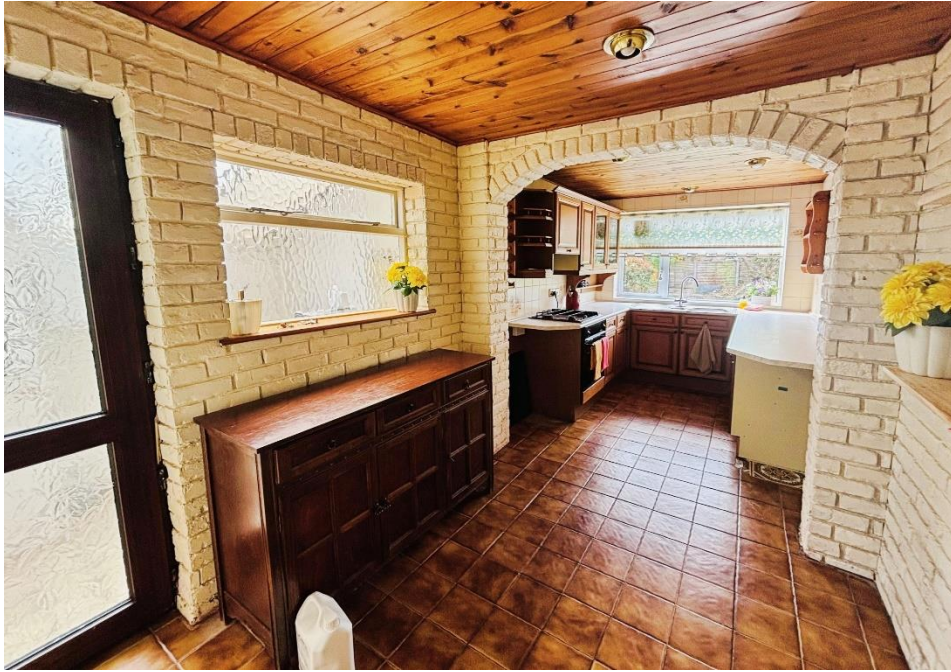
Bedroom 3 12' 6" x 9' 10" (3.81m x 2.99m)

Bathroom 10' 11" x 9' 9" (3.32m x 2.97m)

Garage



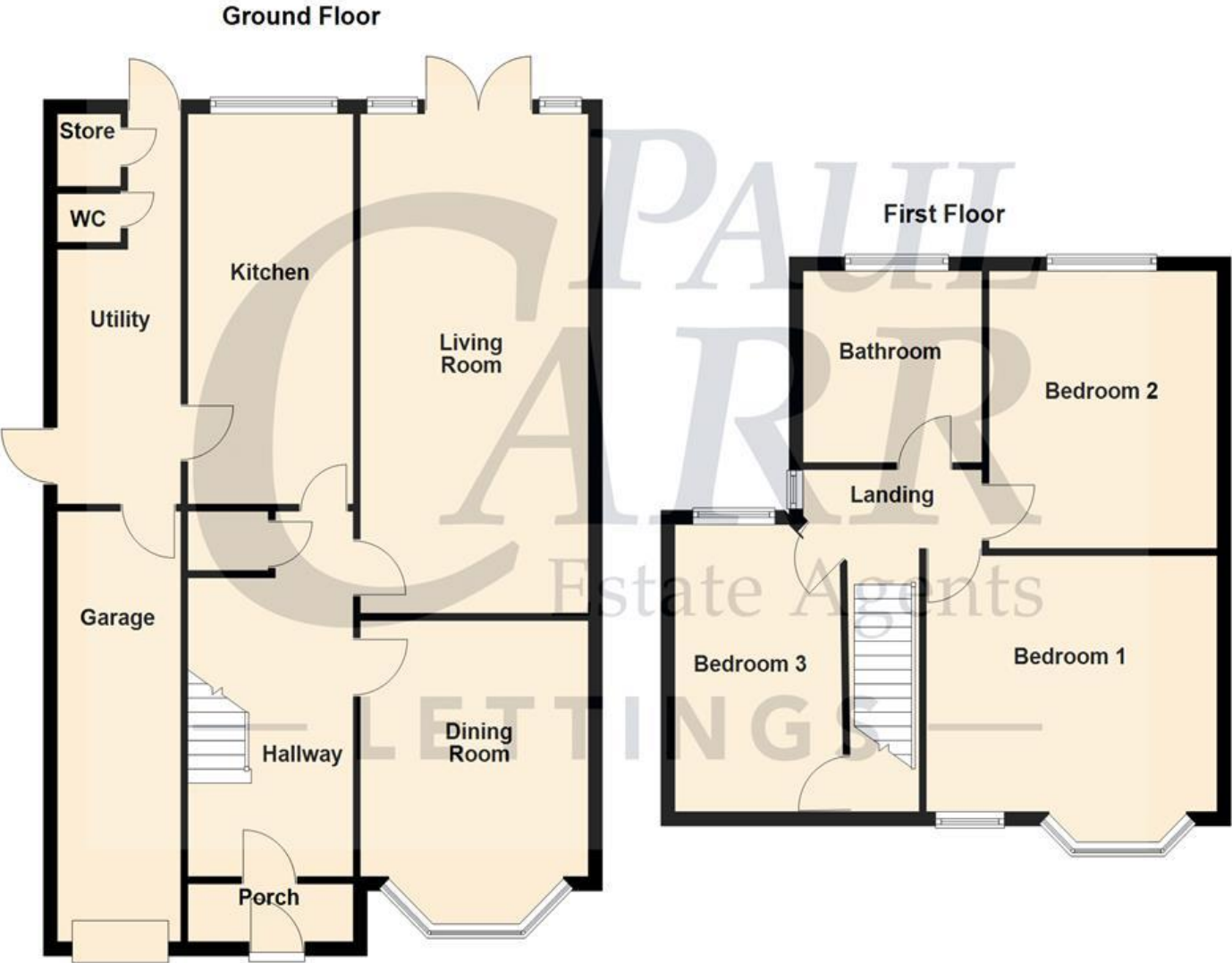






# Floor Plan

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		
69-80	C		80 C
55-68	D	57 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: 17th April 2025